



**The Oaks Square**  
**Epsom**  
**Surrey**  
**KT19 8AR**

**Offers in Excess of £242,000**

**bettermove**

# The Oaks Square

## Epsom

Bettermove are pleased to welcome to the market this charming one bedroom first floor flat in Epsom town centre, available with no forward chain.

The property is tenanted and will be sold with tenants in situ for immediate investment - rental yields can be obtained through Bettermove.

This is a leasehold property with 102 years remaining on the lease; the ground rent is £200 per year and the service charge is £2,763.48 per year. The council tax band is C.

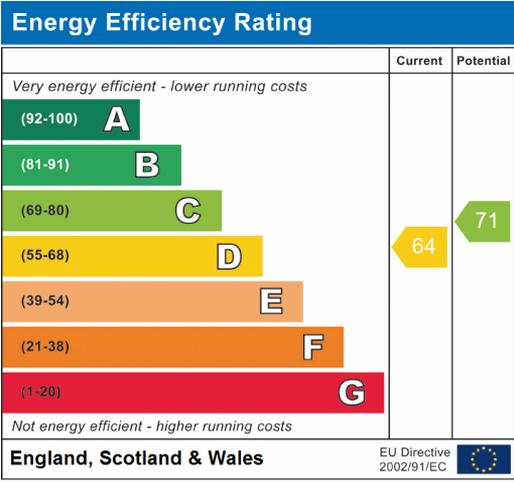
The interior of this well presented property comprises a spacious open plan living/dining room/kitchen with access to a private roof terrace, one bedroom with an en suite bathroom, and separate shower room.

Situated in the heart of Epsom town centre, the property is close to a wide range of amenities, including supermarkets, shops, restaurants and bars. Transport links can be found from Epsom rail station with mainline links to London Victoria and Waterloo, the A24 leading to the M25 and beyond.

This exciting investment opportunity is not to be missed and all enquiries can be made through Bettermove.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe. Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs. The exclusivity fee is returned to you upon successful completion of the property.







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