



ESTATE AGENTS



Gunters Mead, Copsem Lane, Oxshott, Surrey, KT10 9HJ

Asking Price £299,950

Gunters Mead, Copsem Lane, Oxshott, Surrey, KT10 9HJ

Located on the ground floor of this well regarded retirement development, this apartment benefits from a bay aspect reception room with a private access to gardens.

The well-planned contemporary kitchen is off the reception area. The property is an excellent size with lots of storage space throughout. The bathroom has been converted into a shower room offering easy access and there is the benefit of an inbuilt emergency pull cord system in case of emergencies.

There is parking for residents and further visitor parking, the communal gardens are landscaped and offer 6 acres of space to relax in the summer months.

Council Tax Band: E

Service Charge: £3218.88

Length of Lease: 93 years

- Two bedrooms
- Ample parking
- Fantastic location
- Stunning communal gardens
- Modern kitchen
- Very well presented throughout
- No onward chain
- Beautiful bay living/dining room

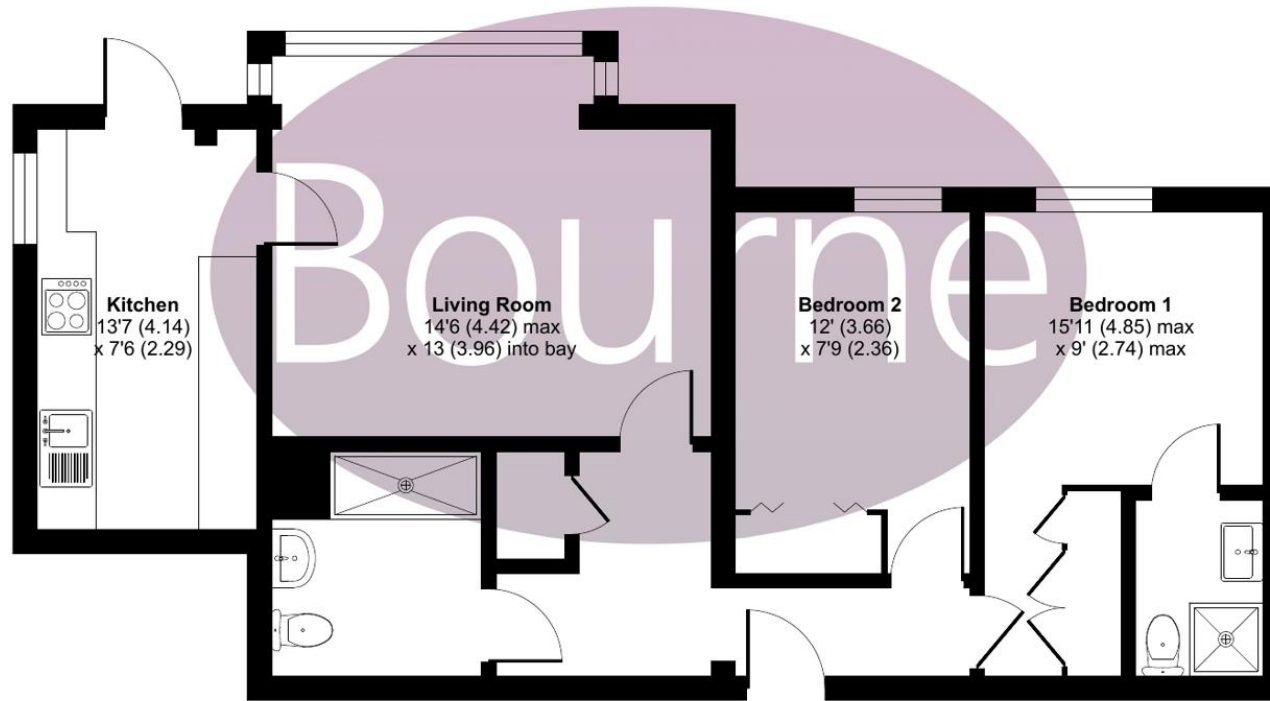


Floorplan

Gunters Mead Copsem Lane, Esher, KT10

Approximate Area = 722 sq ft / 67 sq m

For identification only - Not to scale



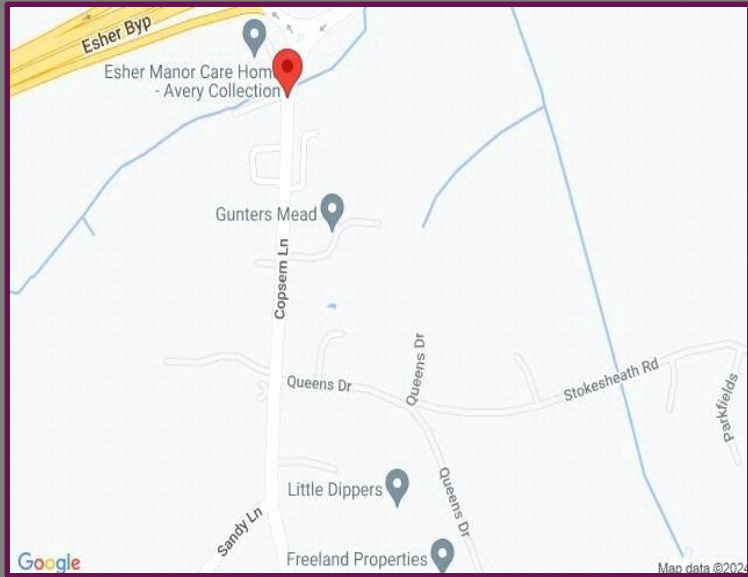
GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2024. Produced for Bourne Estate Agents. REF: 1101146

Location

Oxshott is a well regarded village in the heart of Surrey known for its green open spaces and areas of outstanding beauty. The high street has a nice mix of shops and both Cobham and Esher are nearby with many more shopping and dining options. The property provides easy access to both Oxshott village and Esher as well as the A3



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

COBHAM: 13 Oakdene Parade, Cobham, Surrey, KT11 2LR

Tel: 01932 864242 | Email: cobham@bourneestateagents.com

Web: www.Bourneestateagents.com