



## 2 bed first floor apartment set within Clarendon Park

**5 Cedar Court, The Gables, Oxshott, KT22 0SD**

Leasehold





Kitchen/breakfast room • Living room/dining room • 2 bedrooms • 2 bathrooms • West facing terrace • Garage and parking

#### Local information

Cedar Court is set within Clarendon Park, located just off Fair Oak Lane. Oxshott High Street caters well for every day needs with Munch & Wiggles café, The Surrey Hills Butcher, and The Victoria Public House. More extensive shopping can be found in nearby Cobham.

Oxshott also provides a station (0.6 miles) with service to London Waterloo from around 35 minutes. There are also excellent road links to the A3 and M25 providing routes in to London and Gatwick and Heathrow Airports.

The area also enjoys a range of sporting and leisure facilities including tennis and cricket at Oxshott Village Sports Club, walking and riding across Oxshott Heath, and some of the county's premier golf clubs including The Wisley, Beaverbrook, and St George's Hill.

#### About this property

Cedar Court is a generous two bedroom first floor apartment. It offers a well-proportioned living room/dining room with sliding doors to a large private terrace, enjoying a west facing aspect. The bright kitchen is fitted with a range of units and integrated appliances including a double oven, fridge freezer, dishwasher and space for washing machine. There is also a useful breakfast bar area.

The main bedroom is a generous size, enjoying a double aspect

with access on to the terrace and an en suite shower room. There is a further double bedroom with fitted wardrobes and a white suite bathroom. There is space in the attic reached by a pull down ladder in the hallway.

The apartment further benefits from a garage and residents parking.

This property would make a good lock up and leave and would also be perfect for a downsizer.

#### Tenure

Leasehold

EPC rating = C

#### Viewing

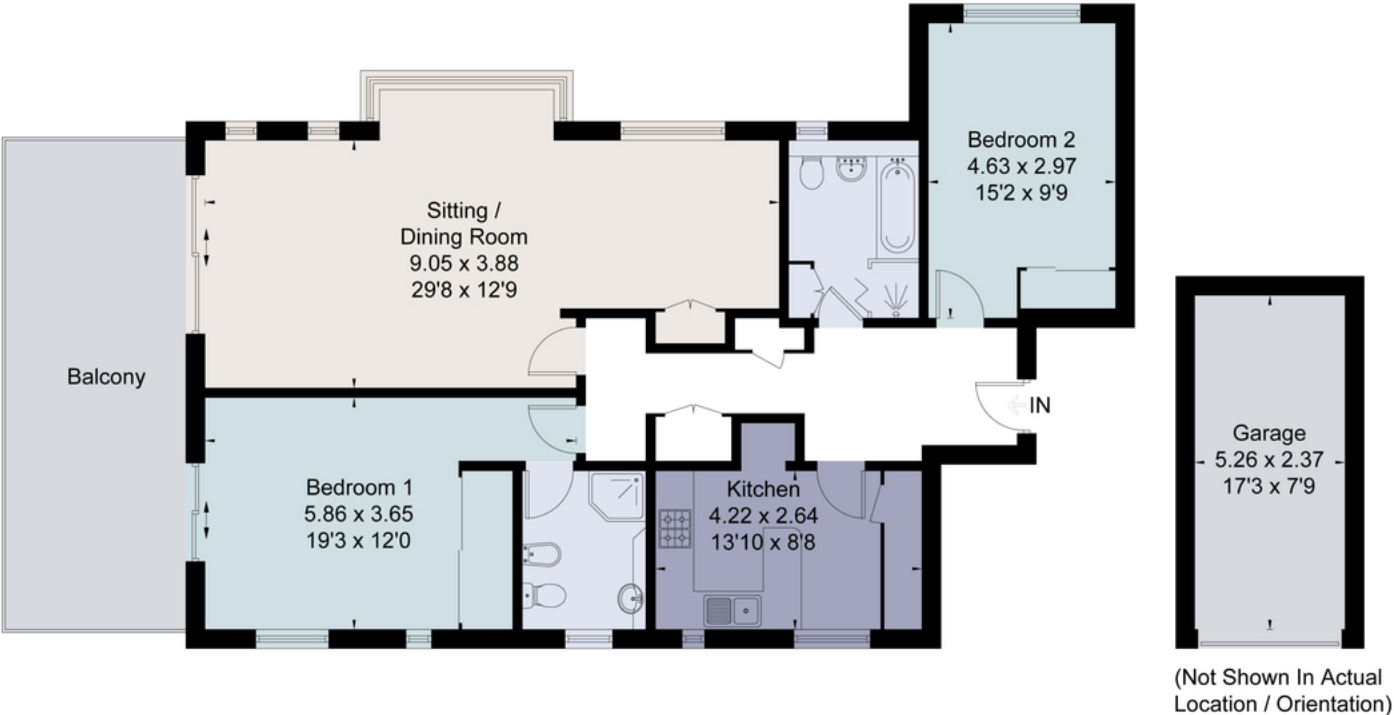
Strictly by appointment with Savills








Approximate Area = 106.5 sq m / 1146 sq ft  
Garage = 12.5 sq m / 135 sq ft  
Total = 119 sq m / 1281 sq ft  
For identification only. Not to scale.  
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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