



Glanville Way, Epsom

The **PERSONAL** Agent

Offers In Excess Of £425,000 Leasehold

- Stunning first floor apartment
- South/Easterly facing balcony
- Wonderful living/dining/kitchen area
- Two generous bedrooms
- Ensuite shower room & main bathroom
- Allocated parking & visitors bays
- Beautiful communal grounds
- High ceilings & sash windows
- 938 sq ft Victorian conversion



Occupying arguably one of the best positions within this imposing converted Victorian building, this absolutely stunning and beautifully presented first floor apartment offers approximately 938 sq ft of beautiful living space, with leafy views from many of the rooms and its Southerly facing private balcony that overlooks the communal parkland grounds of the development.

Accommodation briefly comprises a 22ft x 20ft double aspect living/dining room that really has the 'wow' factor and is open plan to a beautiful kitchen/breakfast area, which creates the ultimate social and entertaining space with doors to a private balcony.

There is a stunning master bedroom with contemporary ensuite, generous second double bedroom and a spacious main bathroom. The finish, presentation and position of the property itself mirrors the superb location and warrants immediate inspection. Nearby Stamford Green conservation area enjoys a nature reserve, picturesque green with duck pond and two public houses.

The wealth of character that is provided by the high ceilings and large double glazed sash windows, seamlessly blends with the stylish and

contemporary design touches that you may expect with a high end property of this kind.

As soon as you step into the incredible living area the quality is immediately evident making this fine apartment one of the very best two bedroom examples that we have seen.

Further noteworthy points to mention include a storage cupboard within the welcoming entrance hall, fitted wardrobes in the principle bedroom, allocated parking space with further visitors parking and secure bike storage.

The property includes high quality fitments, soft furnishings, double glazing throughout with gas central heating, fast fibre broadband connection, granite worktops in the kitchen and also in the bathroom and ensuite, shared bin store with immediate neighbours and David Lloyd Leisure Centre within walking distance.

Noble Park is a quiet and well regarded residential parkland development, ideally located for the many excellent surrounding Golf & Country Clubs as well as nearby Horton Country Park & Epsom Common where you can enjoy walks & bike rides in a tranquil setting of hundreds of acres of ancient

woodlands.

Equally convenient for Epsom town centre offering a wide range of facilities which include shops, bars & restaurants, cinema & theatre and close to popular schools.

There are excellent transport links with a bus service to Epsom railway station at which provides regular trains to London Waterloo, Victoria & London Bridge. The M25 Junction 9 is about 3 miles drive away with access to both Heathrow and Gatwick airports both equal distance.

Tenure - Leasehold

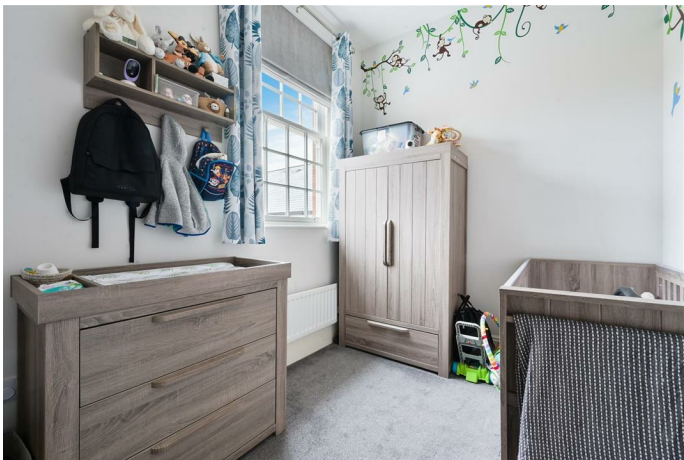
Length of lease (years remaining) - 70+

Annual ground rent amount (£) - 461.00

Annual service charge amount (£) - 2254.00

Council tax band - D

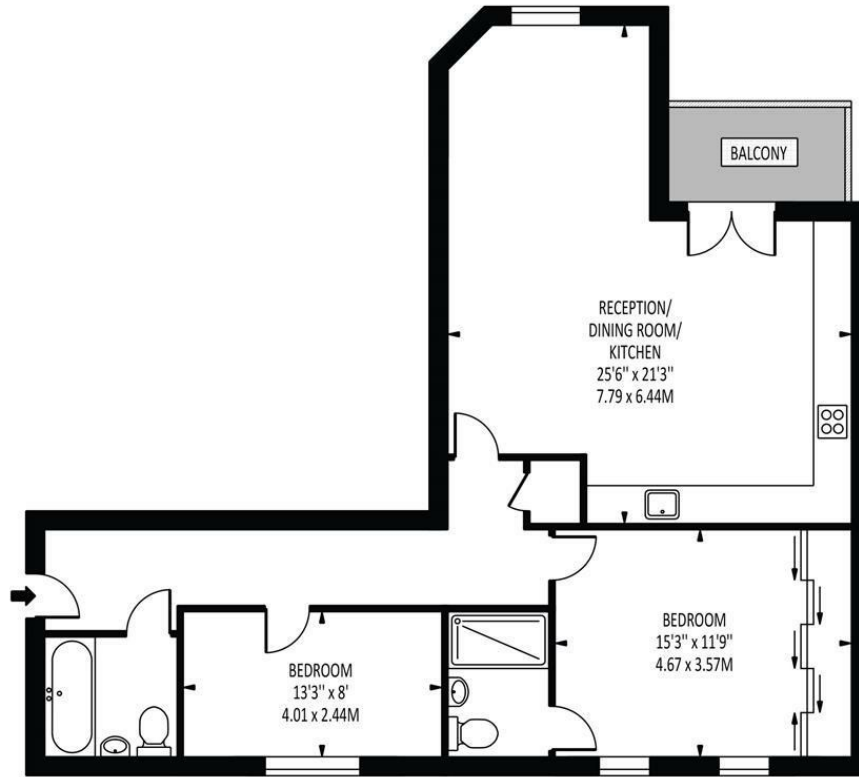
PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.





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Ashford Court
Total Area: 938 SQ FT • 87.12 SQ M



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

Disclaimer: For Illustration Purposes only
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