



Glanville Way, Epsom

The **PERSONAL** Agent

Guide Price £400,000

Leasehold

- Ground Floor Apartment
- No ongoing chain
- Victorian Conversion
- Unique Private Position
- Two Double Bedrooms
- Southerly Private Patio
- Overlooking Parkland
- Family Bathroom
- Allocated Parking



Occupying arguably one of the best positions within this imposing converted Victorian building, this absolutely stunning ground floor apartment overlooks parkland and enjoys a private Southerly facing patio and practically sole use of the surrounding communal gardens. This absolutely stunning ground floor apartment is offered in excellent order and warrants immediate viewing to fully appreciate the unique feeling of privacy it delivers.

Accommodation comprises 25ft reception area incorporating a living area with a large sash bay window, fully integrated contemporary kitchen with a granite breakfast bar and dining area with doors to a Southerly facing private patio area which in turn opens onto an enclosed communal garden which this particular property enjoys sole use of.

All of the rooms benefit from high ceilings and large double

glazed floor to ceiling sash windows which allow natural light to flood in. The master bedroom benefits from a utility room, there is a further spacious guest bedroom with extended storage and a further bathroom.

Further noteworthy points to mention include allocated parking and Villeroy & Boch fittings in the bathroom and utility cupboard. Viewing is essential. Sole agent.

Noble Park is a quiet and well regarded residential development, ideally located for Horton Golf Club and Horton Country park enjoying walks/bike rides in a tranquil setting. Equally convenient for Epsom town centre offering a wide range of facilities include shops, bars & restaurants, cinema & theatre and close to popular schools. There are excellent transport links with Epsom railway station which provides regular trains to London Waterloo, Victoria & London Bridge. The M25 Junction 9 is about 3 miles drive away with access to

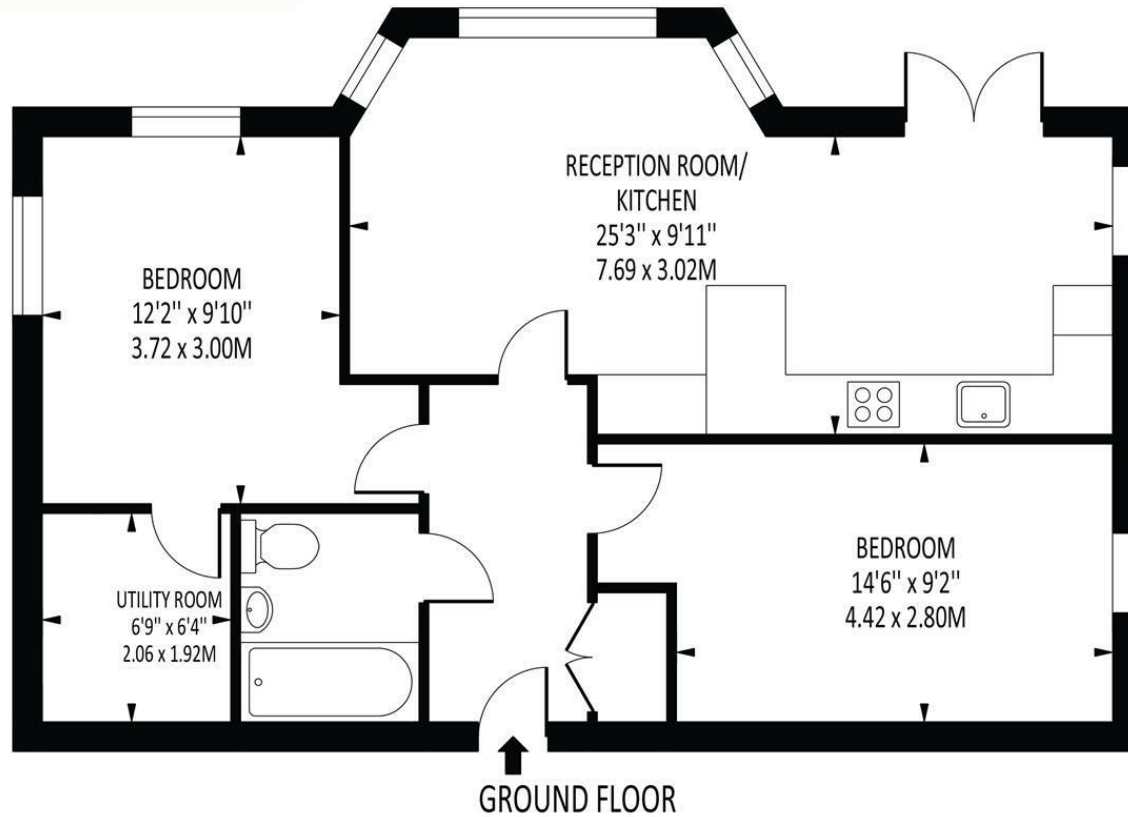
both Heathrow and Gatwick airports.

Tenure - Leasehold
Length of lease (years remaining) - 113
Annual ground rent amount (£) - TBC
Annual service charge amount (£) - 2874.31
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.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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