



Glanville Way, Epsom

The **PERSONAL** Agent

Guide Price £425,000

Leasehold

- First Floor Apartment
- Two Double Bedrooms
- Lounge/Diner
- Luxury Kitchen
- Bathroom and ensuite
- Ample Storage
- High Ceilings
- Private Balcony
- Allocated Parking
- 912 sq ft of accommodation

A simply stunning first floor flat, presented to the market in beautiful condition. Benefitting from upgraded fixtures and further enhanced by the current owners excellent choice of décor the property really must be viewed first hand to be fully appreciated.

Accommodation comprises a living/dining room that really has the 'wow' factor and is open plan to a beautiful kitchen which creates the ultimate social and entertaining space with doors to a private balcony with stunning Southerly views, master bedroom with ensuite, second double bedroom and a luxury main bathroom.

The finish, presentation and position of the property itself mirrors the superb location and warrants immediate inspection to fully appreciate the unique feeling of privacy it delivers. Set on the periphery of Horton Country Park, the property benefits from easy access to hundreds of acres of ancient woodland. The many surrounding bridle and cycle paths link directly to the Stamford Green conservation area which enjoys a nature reserve, picturesque green with duck pond and two public houses.



Set in a prime position within picturesque Noble Park the property features allocated parking, spacious rooms with wonderfully high ceilings, ample built in storage and a secluded, Southerly facing balcony that enjoys a good degree of privacy from the neighbouring properties.

Whether you are a young couple searching for your first home together, need a secure 'lock up and leave' base or feel it is time to downsize this could well be your next home. Tastefully presented and wonderfully proportioned the property features an entrance hall, spacious lounge/diner with doors out to the balcony, luxuriously appointed kitchen with integrated appliances, spacious master bedroom with ensuite, family bathroom, and a second double bedroom with fitted wardrobes.

The property is set within a beautiful Victorian red brick building on the ever popular Noble Park Development. Offering acres of landscaped parkland grounds the development enjoys a wonderful, semi-rural rural feel but is still close to the amenities and transport links of nearby Epsom.

Epsom town centre offers a wide range of facilities which 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) - 112
Annual ground rent amount (£) - 461.24
Annual service charge amount (£) - 3750.41
Council tax band - D

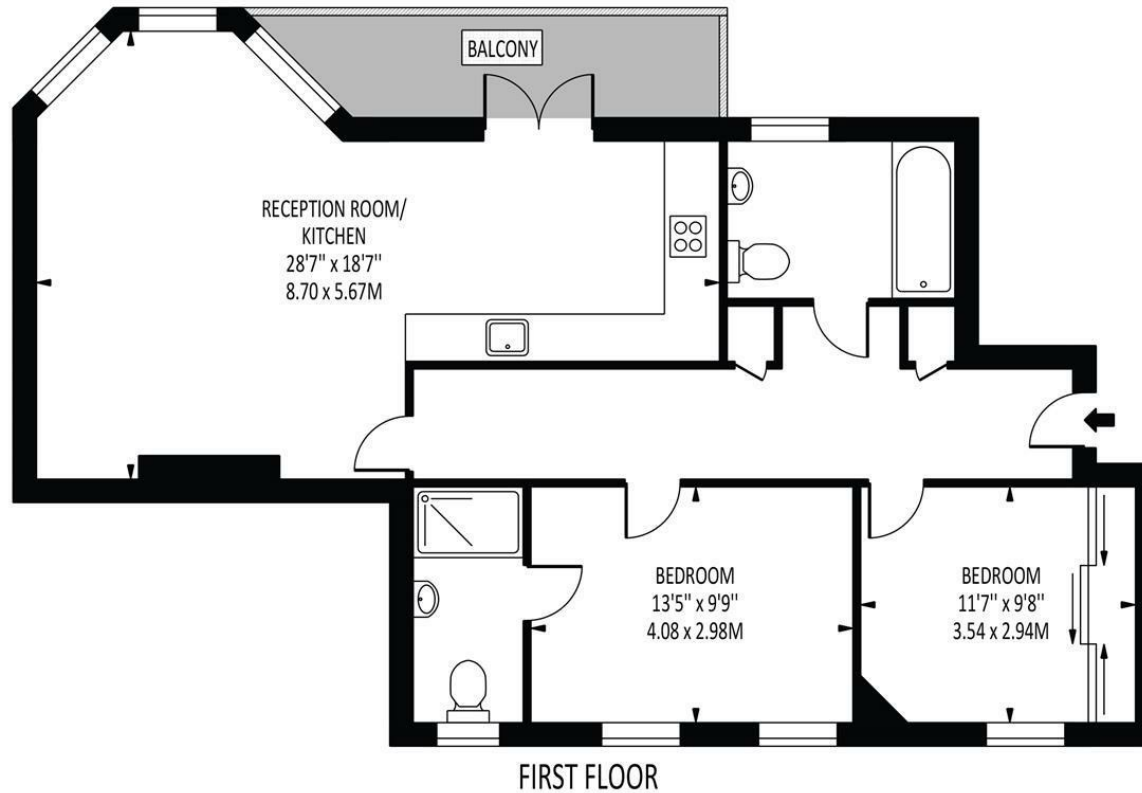
PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase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





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Dartford Court
Total Area: 912 SQ FT • 84.73 SQ M



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	79
(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

EPSOM OFFICE
2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE
62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE
141 High Street
Banstead, Surrey, SM7 2NS
01737 333 699

TADWORTH OFFICE
Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT
157 High Street
Epsom, Surrey KT19 8EW
01372 726 666

The
PERSONAL
Agent

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



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