



Glanville Way, Epsom

The **PERSONAL** Agent



# Guide Price £450,000

## Leasehold

- Stunning First Floor Apartment
- Beautifully Presented throughout
- 19ft open Plan Kitchen/Reception Area
- Private Balcony overlooking a green
- Master Bedroom with Ensuite
- 2nd Double Bedroom & main bathroom
- Allocated Parking & further visitors bays
- Heart of the stunning Noble Park
- High ceilings & sash windows
- Surrounded by acres of mature parkland

The Personal Agent are delighted to offer to the market this stunning first floor apartment that boasts 910 Sq Ft of space. Set in an attractive period block on the ever popular Noble Park development and overlooking a beautiful central green, this fine apartment is a must see!

Accommodation briefly comprises a 19ft x 19ft 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, master bedroom with large ensuite, second generous 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.

Surrounded by manicured parkland grounds Parklands Court is an elegant, period building. Converted in recent years to house a number of luxuriously appointed apartments the property should be viewed first hand to be fully appreciated.

Accessed via beautifully maintained communal areas this spacious apartment extends to well over 900 sq ft. The highlight of the property is the 19 ft x 19 ft, triple aspect kitchen/reception room. Flooded with light and with access out on to a private balcony the feeling of space is further enhanced by the elegant high ceilings. Both of the bedrooms are comfortable double rooms and the master bedroom enjoys an ensuite shower room. There is a further, well appointed family bathroom.

The property enjoys an allocated parking space and there is additional parking nearby.

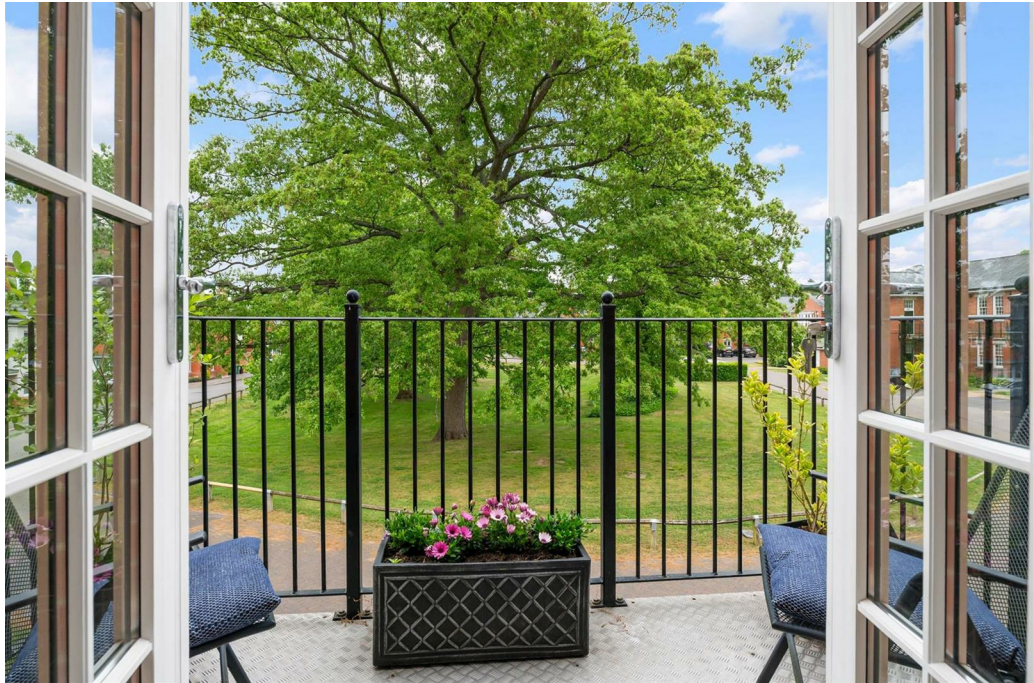
Noble Park is a quiet and well regarded residential development, ideally located for Horton Golf Club and Horton Country park enjoying walks/bike rides in a tranquil setting.

Equally convenient for Epsom town centre offering a wide range of facilities 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  
Council tax band: D





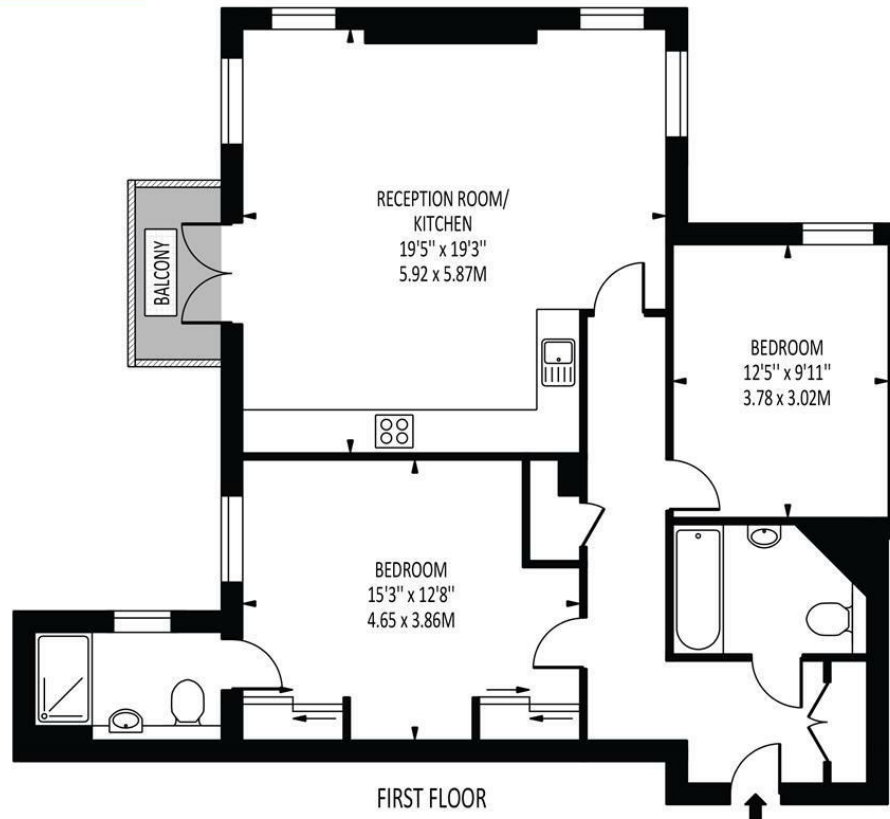




The **PERSONAL** Agent

## Parklands Court

Total Area: 910 SQ FT • 84.56 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) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>81</b>
(69-80) <b>C</b>		
(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 & 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.



**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.



