



Glanville Way, Epsom

The **PERSONAL** Agent

Guide Price £400,000

Leasehold

- Surrounded by beautiful & mature parkland
- First floor 698 Sq. Ft conversion apartment
- Stunning presentation throughout
- Two generously proportioned bedrooms
- Stunning ensuite & main bathroom
- Impressive main reception room
- Modern fitted kitchen with granite tops
- Allocated parking bay & visitors spaces
- Utility cupboard, high ceilings & sash windows
- Short distance from Epsom town & station

Surrounded by mature parkland and located within the sought after Noble Park, this two double bedroom first floor conversion apartment warrants immediate inspection to appreciate its position and stunning presentation.

With high ceilings and large double glazed sash windows throughout, the feeling of space and light is immediate. The impressive entrance sets the tone as well as the wonderful outlook over the surrounding parkland this home enjoys.

The 15ft x 12ft living space enjoys defined seating and dining areas that seamlessly flow and offer a brilliant entertaining space which lends itself to social occasions, whilst also blending the practicality of the open plan yet sub-divided kitchen, which is fully fitted with granite tops and has a nice, contemporary feel to it. The principal bedroom benefits from a generous beautifully finished ensuite shower room with its Villeroy and Boch fittings which really adds that finishing touch to this room.

There is also a sizable second bedroom which can comfortably be used as a double room but our clients are choosing to use it



as a home office, the main bathroom which is also beautifully finished, a useful utility cupboard, spacious entrance hall and one allocated parking bay to the rear with further visitors parking nearby.

The property enjoys an impressive 698 Sq. Ft of space and is set within this imposing Victorian building in the very heart of the highly regarded Noble Park. This well presented first floor apartment was converted by Crest homes in 2013 to a high standard throughout.

The well balanced nature and immense amount of natural light this home enjoys would make it perfect as a pied-à-terre, but also just as comfortable as a low maintenance first time buy and would even be a brilliant addition to an investment portfolio.

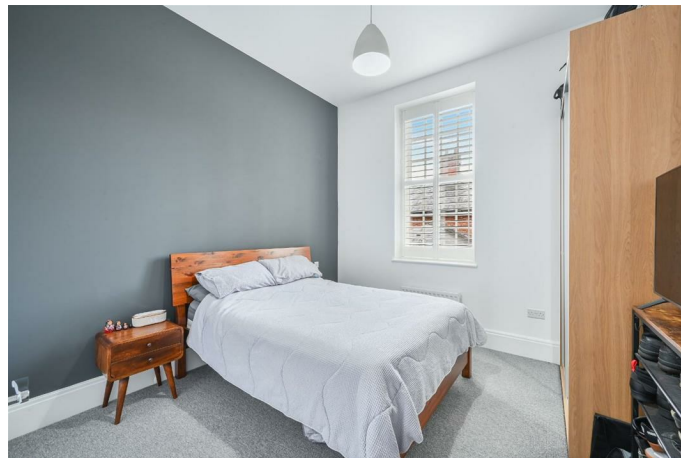
Noble Park is a quiet and well regarded residential parkland development, ideally located for the many excellent surrounding Golf & Country Clubs as well as nearby Horton Country Park, David Lloyd health club & Epsom Common where you can enjoy walks & bike rides in a tranquil setting of hundreds of acres 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) - 112
Annual ground rent amount (£) - 461.24
Annual service charge amount (£) - 3717.08
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.

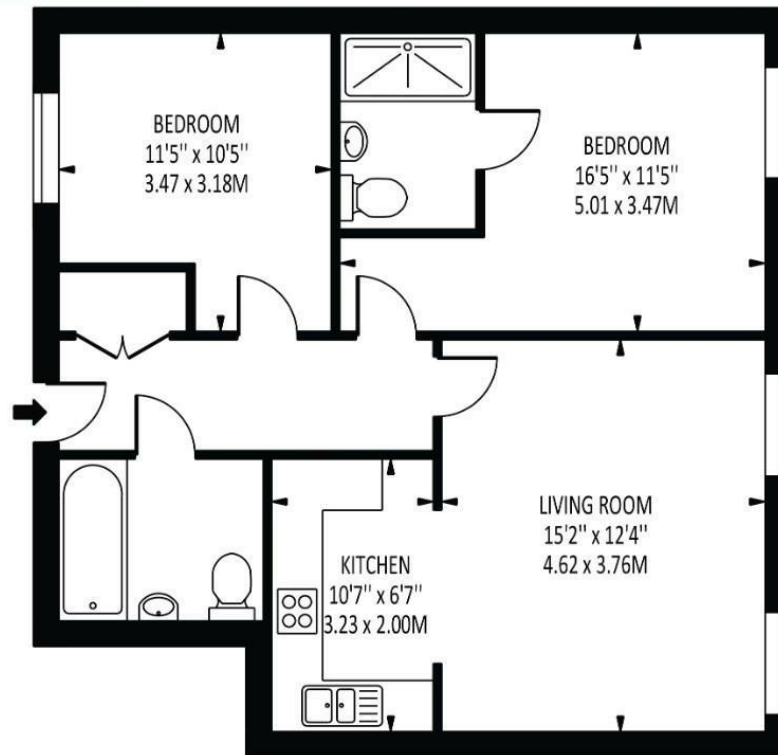




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Janeford Court

Total Area: 698 SQ FT • 64.81 SQ M



FIRST FLOOR

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	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

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