



Glanville Way, Epsom

The **PERSONAL** Agent

Guide Price £475,000

Leasehold

- Stunning First Floor Apartment
- Over 1100 sq ft of space
- No Onward chain
- Own Front Door
- Private Balcony
- Wonderful Open Plan Living/Dining/Kitchen Area
- Two well proportioned bedrooms
- Family bathroom and ensuite
- Built in Storage
- Downstairs Cellar Storage

A beautifully presented and wonderfully proportioned first floor apartment in one of Noble Parks beautifully converted former hospital buildings. Featuring an open plan living, dining, kitchen area with private balcony, two double bedrooms and two bathrooms, the feeling of space is further enhanced by the wonderfully high ceilings.

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.

Young professionals and downsizers alike are drawn to these magnificent apartments. Offering beautifully proportioned rooms which are flooded with light from the huge windows. This flat is a particularly good example and is offered to the market with the bonus of no onward chain.



There are a number of key selling points on offer, not least the sunny private balcony which is accessed from the dining area and provides the perfect setting for al fresco dining or a quiet drink in the warmer months.

The spacious master bedroom enjoys an en suite shower room but the piece de resistance is surely the capacious, open plan living/dining/kitchen area, a space that must be seen first hand to be fully appreciated.

The property benefits from its own downstairs storage room which offers an abundance of space which is essential if looking to downsize in this area.

Noble Park is the last of four former hospital sites that have been developed in recent years. Located around 1.6 miles from Epsom Station the area is popular with commuters and those wanting to be away from the hustle and bustle of Epsom Town Centre. The High Street offers a comprehensive range of shops, restaurants, bars and amenities. Under half a mile away from

the property you can find a Tesco Express, bakers, pharmacy, fish and chip shop and a David Lloyd Health Club.

Tenure - Leasehold
Length of lease (years remaining) - 111
Annual ground rent amount (£) - £461
Annual service charge amount (£) - £3235.08
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.

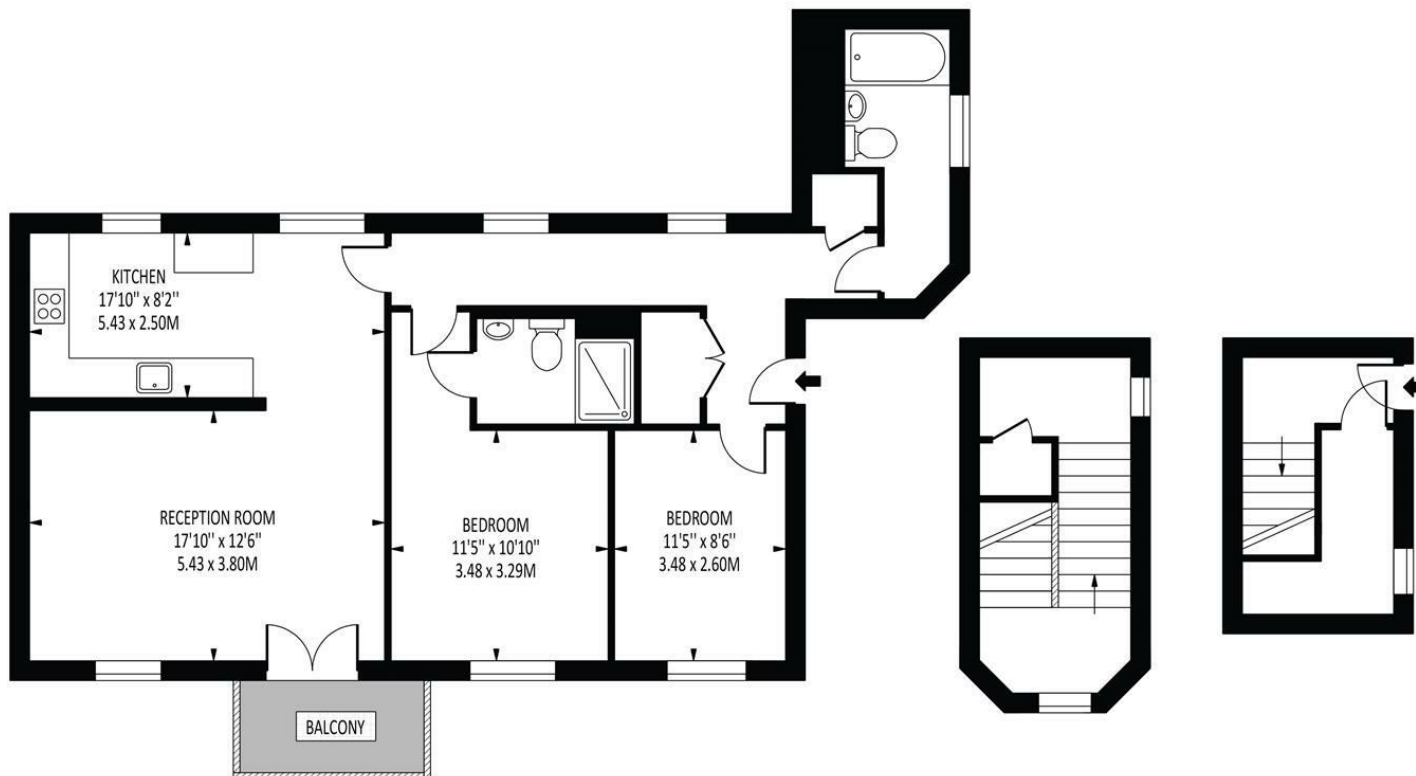




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Ashford Court

Total Area: 1108 SQ FT • 102.97 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		
(69-80) C	71	79
(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

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Registered in England No. 4398817.



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