



**Frinton Court, Glanville Way, Epsom, KT19 8HQ**



**welcome to**

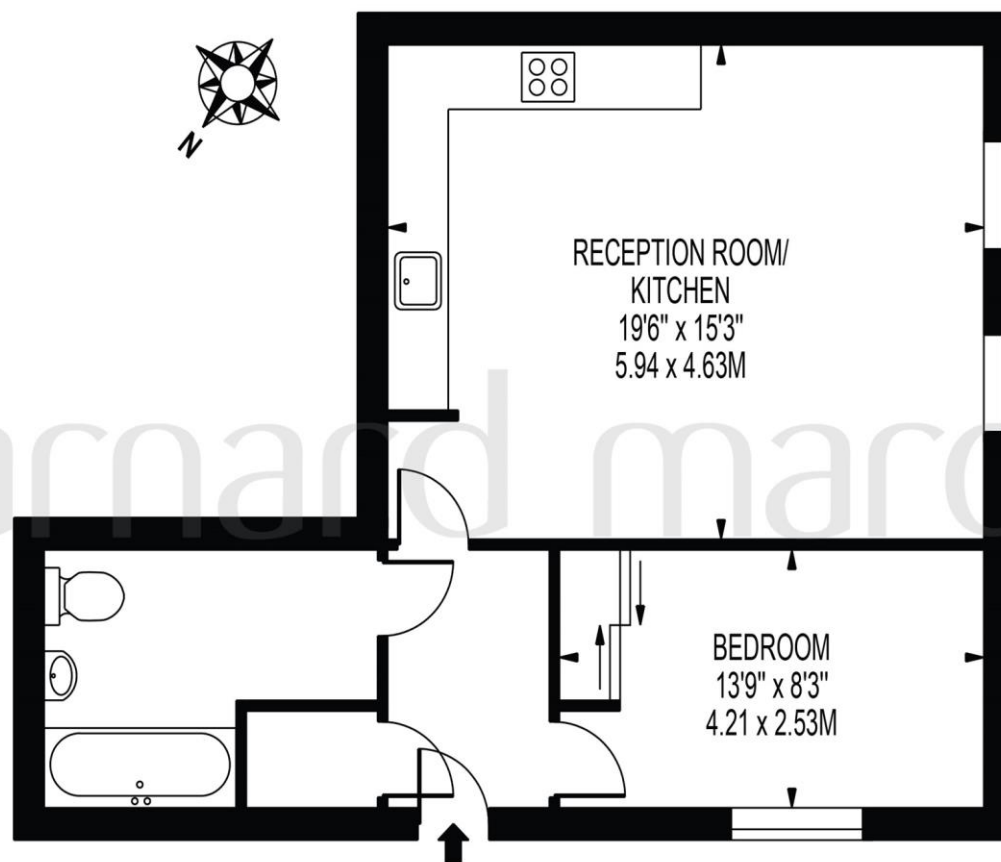
**Frinton Court, Glanville Way, Epsom**

Barnard Marcus are delighted to welcome to the market this stunning ground floor apartment with his own entrance, allocated parking bay & beautiful communal grounds. The home is set in the prestigious Noble Park development & comes with no forward chain.



## FRINTON COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 539 SQ FT - 50.05 SQ M



### GROUND FLOOR

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 OR 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.

This lovely double-bedroom, ground floor apartment is located in the highly sought-after Noble Park development in Epsom. This stunning property benefits from the excellent transport links into London from Epsom Station (Approx. 33 mins to London Waterloo), but also offers direct links to London Bridge & London Victoria and offers easy access to the A3 and the M25 Junction 9. Epsom town is accessible via the regular E10 bus service. This property is also within close proximity to a number of outstanding primary & secondary schools (Stamford Green Primary, Rosebery Girls & Glyn Boys to name but a few). There are also a plethora of local parks, green open spaces and leisure facilities, including Horton Country Park, Stamford Green conservation area and David Lloyd Epsom.

The home itself comes provides its very own entrance and offers great internal living accommodation. As you enter the property you are greeted by a large welcoming hallway providing ample storage, bedroom modern family bathroom suite. The true centre of the home is the vast open plan kitchen/living room that offers integrated appliances & stunning high ceilings. Further benefits of the property include sash windows that let in an abundance of natural light, with plenty of storage, allocated bay parking and visitors' spaces close by, a communal bike store, & superfast broadband available.

**welcome to**

## **Frinton Court, Glanville Way, Epsom**

- Highly Requested Noble Park Development
- Ground Floor Apartment
- One Double Bedroom
- Modern Bathroom
- High Ceilings & Sash Windows Throughout
- Allocated Parking Bay & Visitors Parking
- NO ONWARD CHAIN

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2012. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£325,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/EPS108530](https://barnardmarcus.co.uk/Property/EPS108530)



Property Ref:  
EPS108530 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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