



Parklands Court Glanville Way, Epsom KT19 8HQ



welcome to

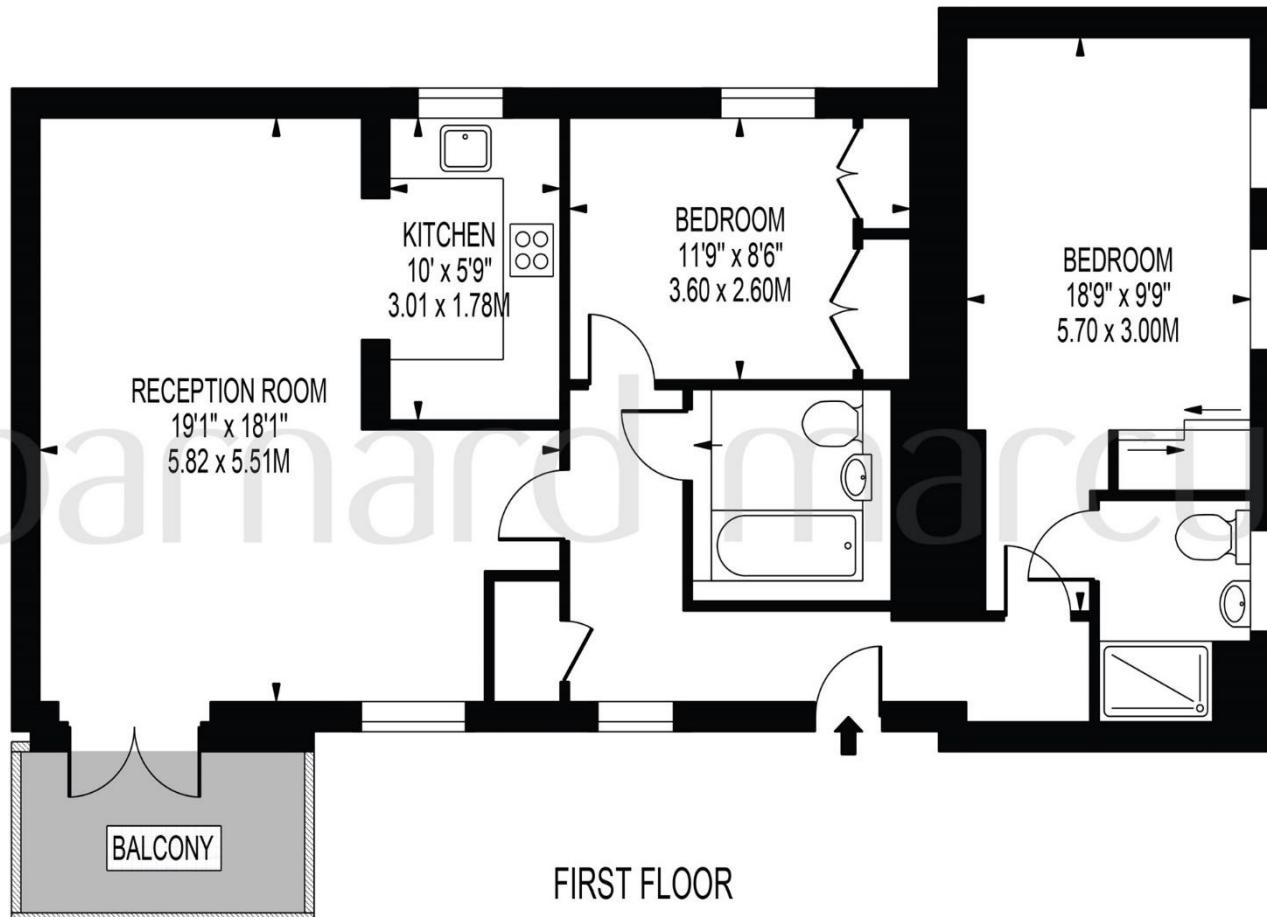
Parklands Court Glanville Way, Epsom

A beautifully presented two double bedroom Victorian conversion located in the highly sought after Noble Park development. This super property boasts high ceilings and sash windows throughout whilst also offering 825 sq ft of bright & spacious living space, balcony & allocated parking space!



PARKLANDS COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 831 SQ FT - 77.24 SQ M



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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.
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Located in arguably one of the best positions in the highly sought after Noble Park development, is this super two double bedroom apartment offering approx. 825 sq ft of incredibly bright and spacious living accommodation; Whilst also benefiting from a fantastic outlook to the parklands from a private balcony and a private entrance.

This beautifully presented property boasts lots of attractive and charming features including high ceilings and sash windows throughout, private entrance with sole use of the communal area and allocated parking space.

The property itself is located on the first floor and includes a large welcoming entrance hallway, storage cupboard, two genuine double bedrooms complete with floor to ceiling wardrobes with master boasting its own en-suite and a stylishly modern family bathroom; however the heart of this beautiful apartment lies within the open plan dual aspect kitchen/lounge which profits from integrated appliances and french doors to balcony - contributing to the truly contemporary feeling throughout.

An internal viewing is highly recommended.

Set to the west of Epsom Town Centre around a mile from the town Noble Park is an attractive residential development. A blend of modern homes and converted Victorian buildings this popular location really stands out for the stunning parkland grounds. There is easy access to the A3 and M25, and rail links are available from Epsom and Ewell West Stations

welcome to

Parklands Court Glanville Way, Epsom

- Noble Park Development
- First Floor with Private Entrance
- Two Double Bedrooms
- Main Bathroom & En-Suite Shower Room
- Sit on Balcony Overlooking Greenery

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 2091.00

Ground Rent: 461.24

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

£450,000



view this property online barnardmarcus.co.uk/Property/EPS109827

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.



Property Ref:
EPS109827 - 0007

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Please note the marker reflects the
postcode not the actual property

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