



Sherwood Way  
Epsom, Surrey KT19 8GX

**£515,000**

Stunning apartment - This rarely available Victorian conversion, is located in the prestigious development of Noble Park, Epsom, set in acres of mature parkland.

This superb, high specification apartment benefits from excellent transport links direct to London Victoria, Waterloo and London Bridge from Epsom station. A frequent bus service from Noble Park takes you straight to the historic market town of Epsom with its comprehensive range of shops, Playhouse and Cinema.

The property comprises a quality kitchen, with modern integrated appliances, including an American style fridge freezer. It boasts a large dining/living room with French doors leading to a garden patio, overlooking well maintained communal gardens.



## Key Features

There are two contemporary bathrooms, one en suite to the master bedroom and a family bathroom serving two additional spacious double bedrooms, two of which feature extensive built-in wardrobes.

This home benefits from high ceilings, sash windows throughout and convenient entrance hall storage.

The apartment has a communal cycle store and easy access to Horton Country Park, public Golf Club and David Lloyd health club and swimming pools.

Viewings Highly Recommended.

## Key Features

- Large ground floor Apartment
- Three Double Bedrooms
- Family Bathroom and En-suite
- Open Plan Dining/Living Room
- Modern Kitchen
- Private Patio
- Cycle store
- Secure entry system
- Allocated Parking and additional visitor parking
- Over 112 years unexpired Lease
- No Onward chain

## Hallway

## Living Room

## Kitchen

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## Bedroom One

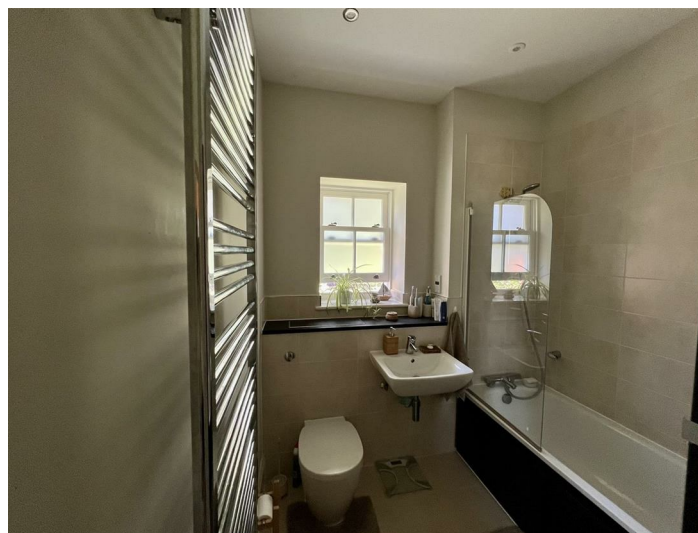


## En-Suite Shower Room

## Bedroom Two

## Bedroom Three

## Bathroom



## Landscaped Communal Gardens



## Disclaimer

Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations or approvals.

Referral Fees - We offer our customers a range of additional services, none of which are obligatory, and you are free to use service providers of your choice.

Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the prevailing rate

Conveyancing - Lewis & Dick £150 per transaction

- Open Convey panel £150 per transaction

Mortgages - Finance Planning Group procurement fees from mortgage lenders which vary by lender. Customers will receive confirmation of these fees upon instruction and again as soon as the exact amounts are known.





