

The PERSONAL Agent

Janeford Court Glanville Way, Epsom

£575,000

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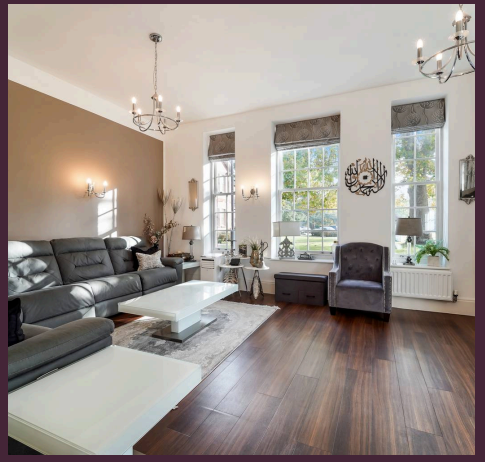
Epsom

- Stunning ground floor apartment
- Three bedrooms
- 24ft x 19ft reception room
- Immaculate presentation
- Almost 1100 sq ft. of accommodation
- 20ft private South/West facing patio
- Overlooking parkland
- En-suite & bathroom
- Two allocated parking spaces
- Further visitors parking

Occupying arguably one of the best positions within this imposing converted Victorian building, this immaculately presented ground floor apartment offers approximately 1082 Sq Ft of beautiful living space with leafy views from many of the rooms and its South/Westerly facing 20ft private patio.

Accommodation briefly comprises a 24ft x 19ft double aspect living/dining room that really has the 'wow' factor and is open plan to a beautiful kitchen/breakfast area which creates the ultimate social and entertaining space with doors to a private patio area. There is a master bedroom with fitted wardrobes and contemporary en-suite, generous second & third double bedrooms and a spacious main bathroom. The finish, presentation and position of the property itself mirrors the superb location and warrants immediate inspection.











Description

The wealth of character that is provided by the high ceilings and large double glazed floor to ceiling sash windows, seamlessly blends with the stylish and contemporary design touches that you may expect with a high end property of this kind.

As soon as you step into the incredible living area the quality is immediately evident making this fine apartment one of the very best three bedroom examples that we have seen.

Further noteworthy points to mention include a large walk-in storage cupboard within the welcoming entrance hall, two allocated parking spaces with further visitors parking, high quality fitments and soft furnishings throughout, secure bike storage and secluded communal courtyard.

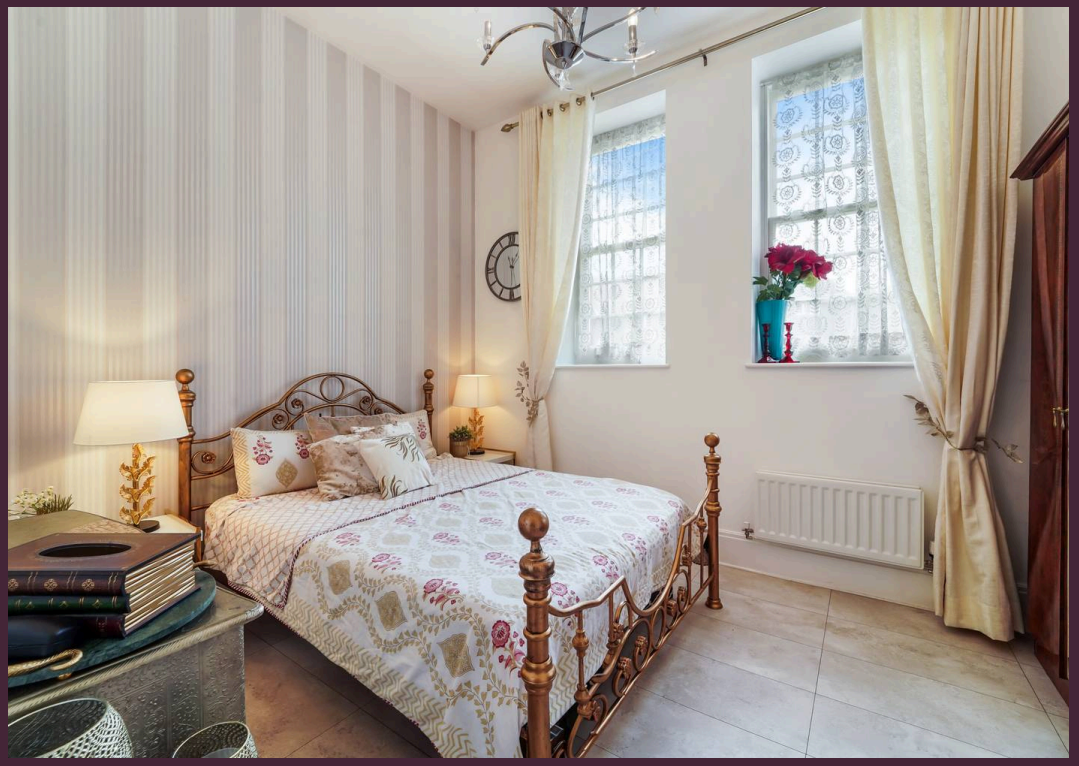


Epsom is a charming town that strikes a lovely balance between countryside tranquillity and everyday convenience with its leafy streets sitting alongside a vibrant town centre. Here you'll find the Ashley Centre shopping mall, a twice weekly traditional market, independent cafés and restaurants making it ideal for families and professionals seeking both character and convenience. For leisure, there are plenty of green spaces including Horton Country Park with its adventure farm and nature trails, Epsom Common, and the iconic Epsom Downs Racecourse all providing a backdrop for weekend walks, bike rides or simply relaxing outdoors. On the education front, Epsom is very well served. There are several highly rated state schools including Rosebery Girls School, Glyn Boys School and a number of strong primaries such as St Joseph's and Wallace Fields. For independent education, the area is anchored by the prestigious Epsom College, and there are other notable schools nearby like Freemans and Downsend. Transport links are excellent for both commuters and adventurers. Epsom station has frequent direct services into London to Victoria, Waterloo and beyond with journey times roughly 35-45 minutes. By road, the town offers fast access to the M25 and A3, making travel into London or further afield easy. When it comes to airports, Heathrow is around a 35-minute drive away and Gatwick about the same offering international travel without the stress of a long journey.
Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B







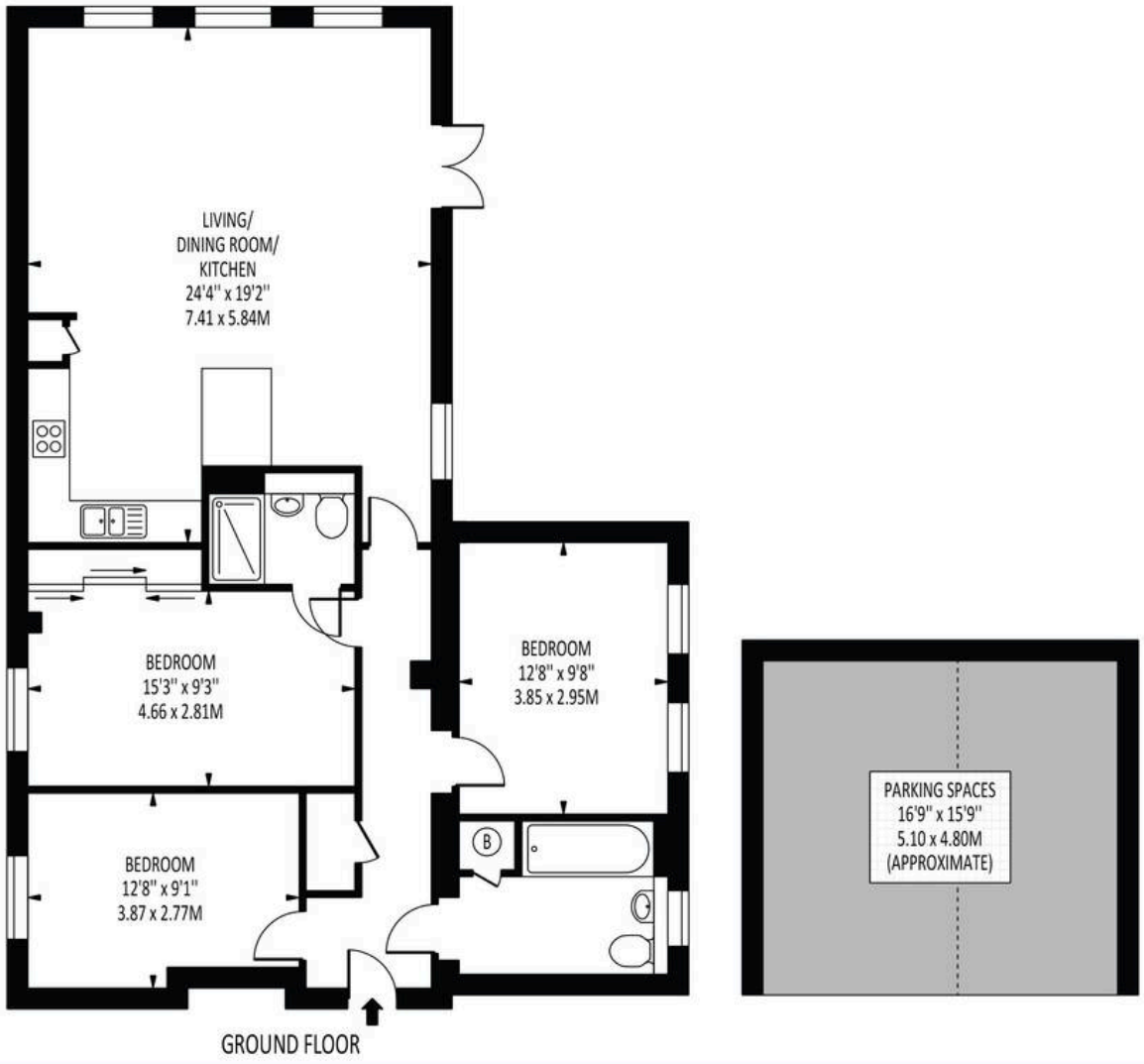


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Total Area: 1082 SQ FT • 100.52 SQ M



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 inpspection, 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.



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