



Parklands Court, Glanville Way, Epsom

Guide Price **£450,000**



Parklands Court, Glanville Way

Epsom

Beautifully presented two-bedroom first-floor apartment with high ceilings, balcony, modern kitchen, two bathrooms, two parking spaces, and excellent town centre access.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: G

- Imposing Victorian Conversion
- Beautifully Presented
- First Floor
- Bright & Spacious Open Plan Living With Balcony
- Contemporary Kitchen
- Principal Bedroom With En-Suite Shower Room
- Two Allocated Parking Spaces
- Well Maintained Communal Gardens
- Easy Reach Of Town Centre & Station
- Recently extended lease
- Peppercorn ground rent charge



Set within an impressive Victorian conversion, this beautifully presented two-bedroom apartment occupies a desirable first-floor position, seamlessly combining period charm with contemporary style.

The property opens into a spacious entrance hall, leading to a bright and airy open-plan living space. High ceilings and elegant sash windows create a wonderful sense of volume, while an abundance of natural light enhances the welcoming atmosphere. French doors provide access to a private balcony, offering a pleasant outlook over the beautifully maintained communal gardens. The modern kitchen has been thoughtfully designed with sleek cabinetry, integrated appliances and generous worktop space, creating a stylish yet practical environment for both everyday living and entertaining.

The principal bedroom features a beautifully appointed en-suite shower room, while the second bedroom is complemented by a contemporary family bathroom, complete with a bath and separate walk-in shower. Both bathrooms are finished to a high standard. Throughout the apartment, tasteful décor and quality finishes create a warm and inviting home, further complemented by gas central heating and excellent storage.

The apartment forms part of the highly regarded Noble Park development, ideally located for access to the town centre and mainline station. Epsom Common is also just a one-minute walk away, providing immediate access to an extensive area of beautiful open green space, while Horton Country Park is also within a short walk. This attractive setting offers residents the perfect balance of convenience and tranquillity, with picturesque communal surroundings and excellent access to nature.

The property also benefits from a recently extended lease and a peppercorn ground rent, providing further appeal for prospective purchasers.

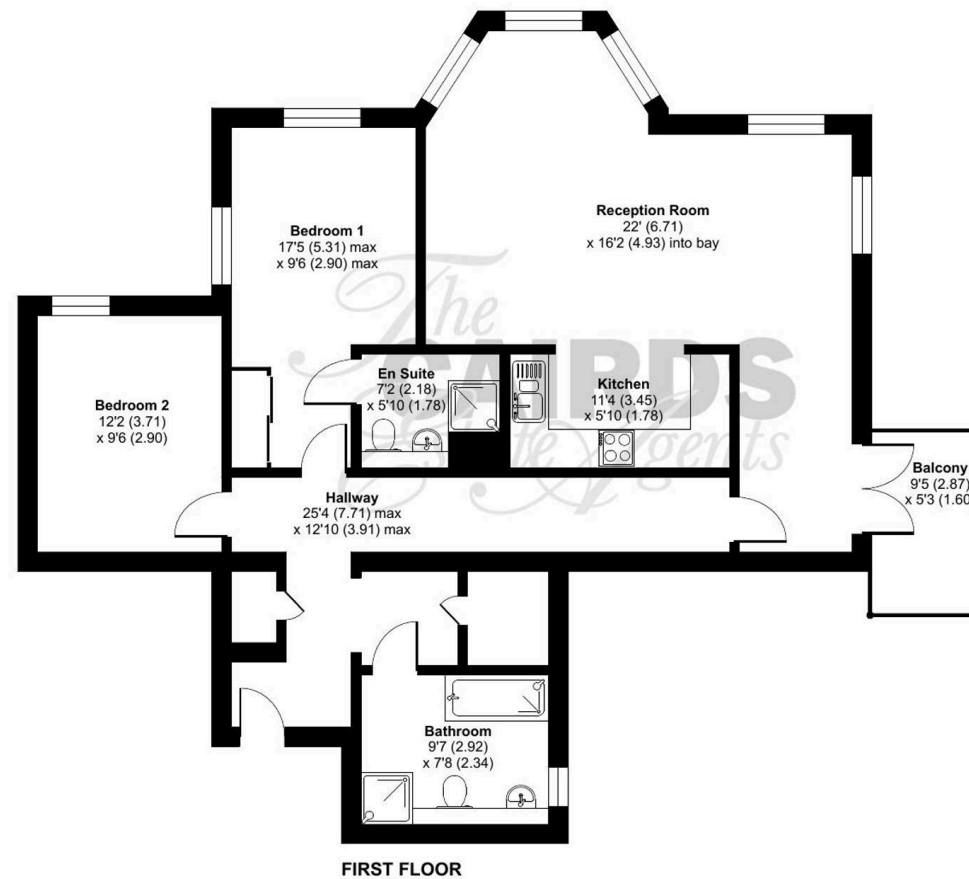
Two allocated parking spaces further enhance the property's appeal, providing convenient and secure parking for residents and their guests.

Whether you are seeking a stylish first home, a comfortable property for downsizing or a well-connected base, this impressive apartment offers an appealing blend of Victorian character, contemporary living and attractive outdoor surroundings.

Glanville Way, Epsom, KT19

Approximate Area = 1055 sq ft / 98 sq m

For identification only - Not to scale



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