



Glanville Way, Epsom

The **PERSONAL** Agent

# Guide Price £495,000

## Leasehold

- Stunning ground floor apartment
- Access to South/Easterly facing patio garden
- Wonderful living/dining/kitchen area
- Two generous bedrooms
- Ensuite shower room & main bathroom
- Allocated parking & visitors bays
- Beautiful communal grounds
- Ample built in storage
- High ceilings & sash windows
- 961 sq ft Victorian conversion

Occupying arguably one of the best positions within this imposing converted Victorian building, this absolutely stunning and well presented ground floor apartment offers approximately 960 sq ft of beautiful living space, with leafy views from many of the rooms and direct access to a Southerly facing patio that links to the communal parkland grounds of the development.

Accommodation briefly comprises a 25ft x 21ft 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 stunning master bedroom with contemporary ensuite, generous second double bedroom and a spacious main bathroom. The finish, presentation and position of the property itself mirrors the superb location and warrants immediate inspection. Nearby Stamford Green conservation area enjoys a nature reserve, picturesque green with duck pond and two public houses.

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 two bedroom examples that we have seen. Further noteworthy points to mention include a storage cupboard within the welcoming entrance hall, fitted wardrobes in both bedrooms, allocated parking space with further visitors parking and secure bike storage.

The property includes high quality fitments, soft furnishings, double glazing throughout with gas central heating, fast fibre broadband connection, granite worktops in the kitchen and also in the bathroom and ensuite, shared bin store with immediate neighbours and David Lloyd Leisure Centre within walking distance.

Noble Park is a quiet and well regarded residential parkland development, ideally located for the many excellent surrounding Golf & Country Clubs as well as nearby Horton Country Park & Epsom Common where you can enjoy walks & bike rides in a tranquil setting of hundreds of acres of ancient woodlands.

Equally convenient for Epsom town centre offering a wide range of facilities which include shops, bars & restaurants, cinema & theatre and close to popular schools. There are excellent transport links with a bus service to Epsom railway station

at which provides regular trains to London Waterloo, Victoria & London Bridge. The M25 Junction 9 is about 3 miles drive away with access to both Heathrow and Gatwick airports both equal distance.

Tenure - Leasehold

Length of lease (years remaining) - 112 years

Annual ground rent amount (£) - £461.24

Annual service charge amount (£) - £3114.98 (01 Sep 2025 – 31 Aug 2026).

Council tax band - D

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.





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## Ashford Court

Total Area: 961 SQ FT • 89.28 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 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.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | <b>81</b>               | <b>81</b> |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             |                         |           |
|                                             | EU Directive 2002/91/EC |           |

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### LETTINGS & MANAGEMENT

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**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

