



## 32 Ashford Court Glanville Way

, Epsom, KT19 8LR

**Asking Price £425,000**



Thomas & May is delighted to offer the opportunity to buy this large well presented luxury apartment located on the popular Noble Park development. This apartment measures over 1200 sqft and benefits from a private front door with stairs leading to this first floor property. Accommodation comprises a large open plan kitchen/living room with direct access to a private balcony, main bedroom with en-suite, further double bedroom and family bathroom. The apartment also has an allocated parking bay and the development has extensive well kept communal gardens. No Onward Chain.



## Front Door

Private front door leading to ground floor entrance hall which has large storage cupboard, turning staircase with side aspect double glazed window leading to first floor landing with further storage cupboard, door leading to:

## Entrance hall

Two side aspect double glazed sash windows, storage cupboard with space and plumbing for washing machine, wood effect flooring, power points, radiator, hatch giving loft access, doors leading to:

## Open Plan Kitchen/Living Room 21'2" x 17'9" (6.47m x 5.42)

## Living Area

Side aspect double glazed sash windows, side aspect double glazed French doors opening onto balcony, continuation of wood effect flooring, radiator, power points, TV aerial point.

## Kitchen Area

Side aspect double glazed window, range of wall and base units, roll edge worktop with one and a half bowl stainless steel sink with drainer and mixer tap, integrated dishwasher, integrated fridge/freezer, integrated gas hob with extractor fan over, integrated oven, extractor fan, power points, continuation of wood effect flooring.

## Main Bedroom 17'0" x 10'9" (5.19 x 3.30)

Side aspect double glazed sash window, fitted wardrobe, power points, door leading to:

## En-suite

Three piece suite comprising low level wc with concealed cistern, sink with chrome mixer tap, shower enclosure with dual outlet shower heads, extractor fan, chrome radiator, shaver point, tiled floor, part tile walls.

## Bedroom 11'5" x 8'5" (3.48 x 2.59)

Side aspect double glazed sash window, radiator, power points.

## Bathroom

Front aspect double glazed frosted window, three piece suite comprising low level wc with concealed cistern, sink with chrome mixer tap, panel enclosed bath with shower screen and shower, shaver point, extractor fan, part tiled walls, tiled floor.

## Outside

## Allocated Parking Space

## Communal Gardens

## Council Tax Band D

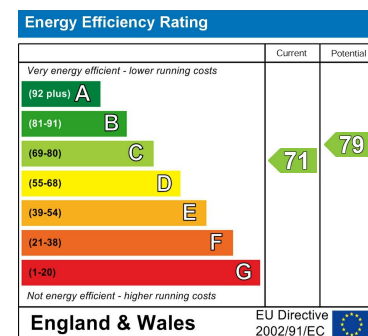
## Area Map



## Floor Plans



## Energy Efficiency Graph



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2-3 South Parade, School Hill, Merstham, Surrey, RH1 3RA

Tel: 01737 648048 Email: merstham@thomasandmay.com <https://www.thomasandmay.com/>