



The **PERSONAL** Agent

32 Ashford Court Glanville Way, Epsom
£400,000

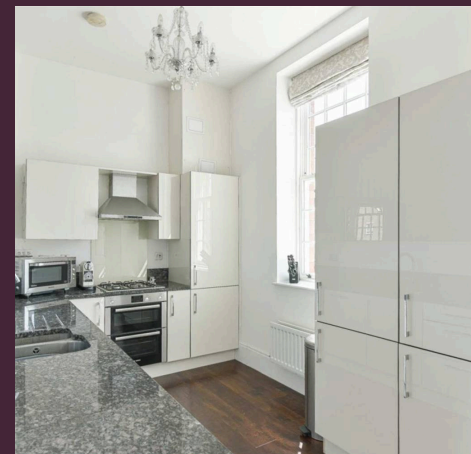
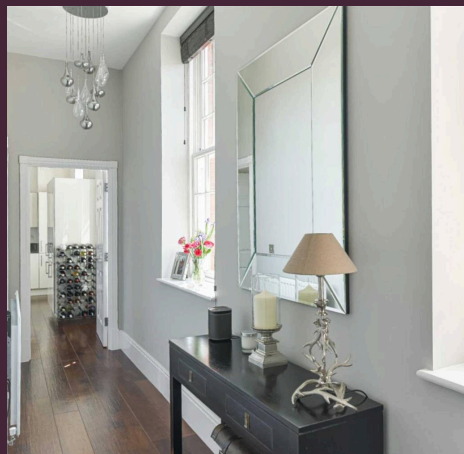
32 Ashford Court Glanville Way

Epsom

- Own Front Door
- Downstairs Cellar Storage
- Private Balcony
- Second Double Bedroom
- Stunning First Floor Apartment
- Built in Storage
- Wonderful Open Plan Living/Dining/Kitchen Area
- En Suite to Master Bedroom
- No Onward Chain
- Family Bathroom

A beautifully presented and wonderfully proportioned first floor apartment in one of Noble Parks beautifully converted former hospital buildings. Featuring an open plan living, dining, kitchen area with private balcony, two double bedrooms and two bathrooms, the feeling of space is further enhanced by the wonderfully high ceilings.

Set on the periphery of Horton Country Park, the property benefits from easy access to hundreds of acres of ancient woodland. The many surrounding bridle and cycle paths link directly to the Stamford Green conservation area which enjoys a nature reserve, picturesque green with duck pond and two public houses.





Description

Young professionals and downsizers alike are drawn to these magnificent apartments. Offering beautifully proportioned rooms which are flooded with light from the huge windows. This flat is a particularly good example and is offered to the market with the bonus of no onward chain. There are a number of key selling points on offer, not least the sunny private balcony which is accessed from the dining area and provides the perfect setting for al fresco dining or a quiet drink in the warmer months. The spacious master bedroom enjoys an en suite shower room but the piece de resistance is surely the capacious, open plan living/dining/kitchen area, a space that must be seen first hand to be fully appreciated. The property benefits from its own downstairs storage room which offers an abundance of space which is essential if looking to downsize in this area.



Noble Park is the last of four former hospital sites that have been developed in recent years. Located around 1.6 miles from Epsom Station the area is popular with commuters and those wanting to be away from the hustle and bustle of Epsom Town Centre. The High Street offers a comprehensive range of shops, restaurants, bars and amenities. Under half a mile away from the property you can find a Tesco Express, bakers, pharmacy, fish and chip shop and a David Lloyd Health Club.

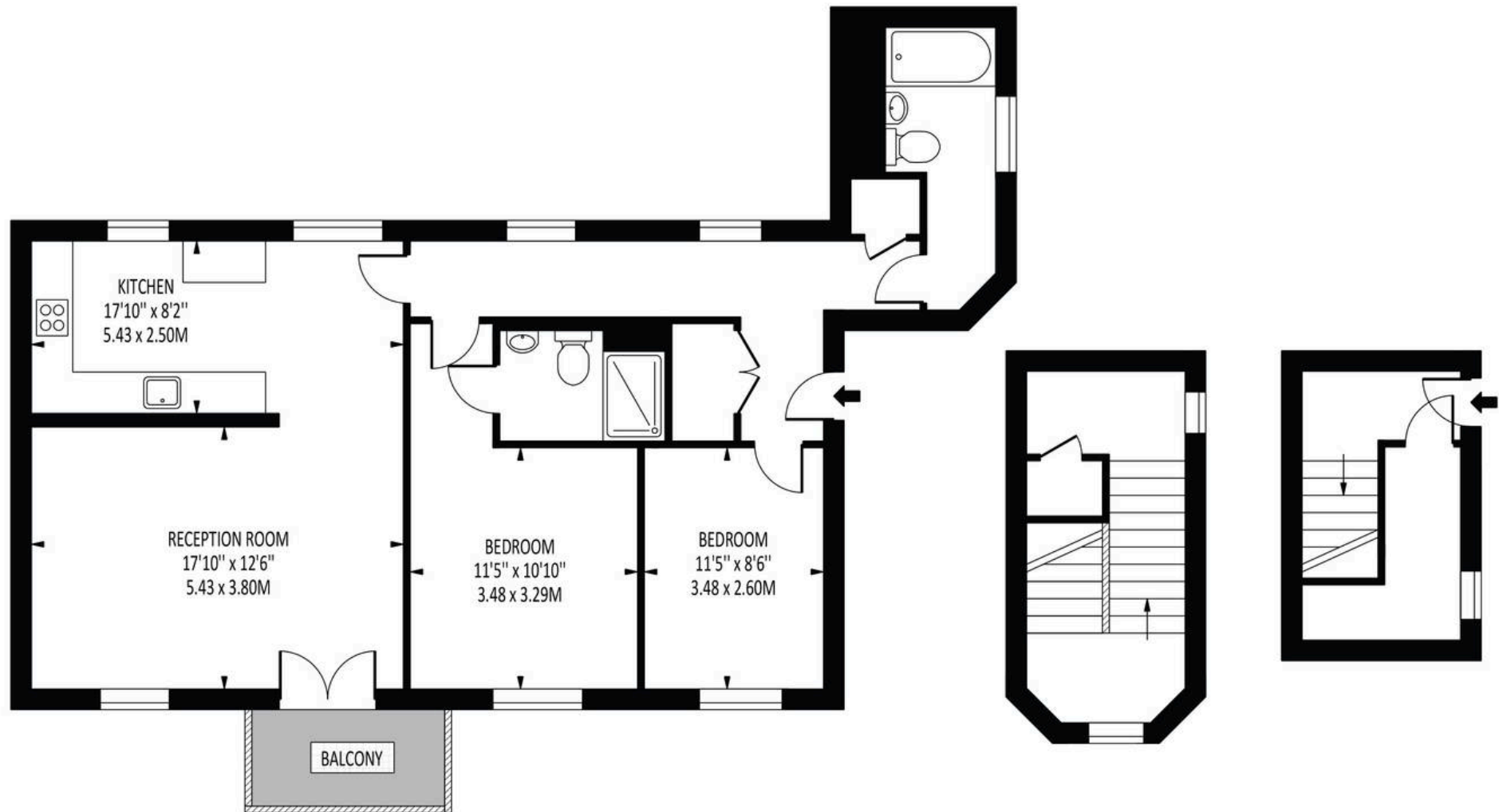
Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





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.



The Personal Agent Epsom

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