



Janeford Court Glanville Way, Epsom, KT19 8HQ
Asking Price £485,000

Thomas & May is delighted to bring to the market this beautifully presented ground floor two double bedroom apartment located in an excellent position on the highly sought after Noble Park development. The property offers over 900sqft of living space with high ceilings, period sash windows and is finished to a high standard throughout including bespoke fitted wardrobes in both bedrooms. Accommodation comprises a large double aspect open plan kitchen/living room overlooking the private terrace and communal gardens, principle bedroom with ensuite, further double bedroom and a family bathroom. The property also benefits from a 45ft covered private terrace, an allocated parking space and use of the well maintained communal gardens.

Entrance

Private front door with spy hole leading to entrance hall which has wood effect flooring, radiator, storage cupboard with space and plumbing for washing machine, fuse board, doors leading to.

Kitchen / Living Room 20'3" x 19'10" (6.18 x 6.06)

Dual aspect double glazed sash windows overlooking front and rear communal gardens, continuation of wood effect flooring, radiators, power points, bespoke fitted display/storage unit. power points, TV aerial point, telephone point.

Kitchen Area

Range of wall and base units, granite worktop with inset one and a half bowl sink with mixer tap, integrated oven, integrated gas hob with extractor fan over, integrated dishwasher, cupboard housing boiler. Kitchen island with granite worktop, under counter integrated fridge, under counter integrated freezer.

Principle Bedroom 20'4" x 11'7" (6.22 x 3.55)

Rear aspect double glazed sash window, fitted wardrobes, continuation of wood effect flooring, radiator, power points, door leading to.

Ensuite

Three piece suite comprising low level wc with concealed cistern, sink with chrome mixer tap, shower enclosure with power shower, tiled walls, tiled floor, heated chrome towel radiator, extractor fan.

Bedroom 18'6" x 8'7" (5.66 x 2.62)

Front aspect double glazed sash window, fitted wardrobes, continuation of wood effect flooring, radiator, power points.

Bathroom

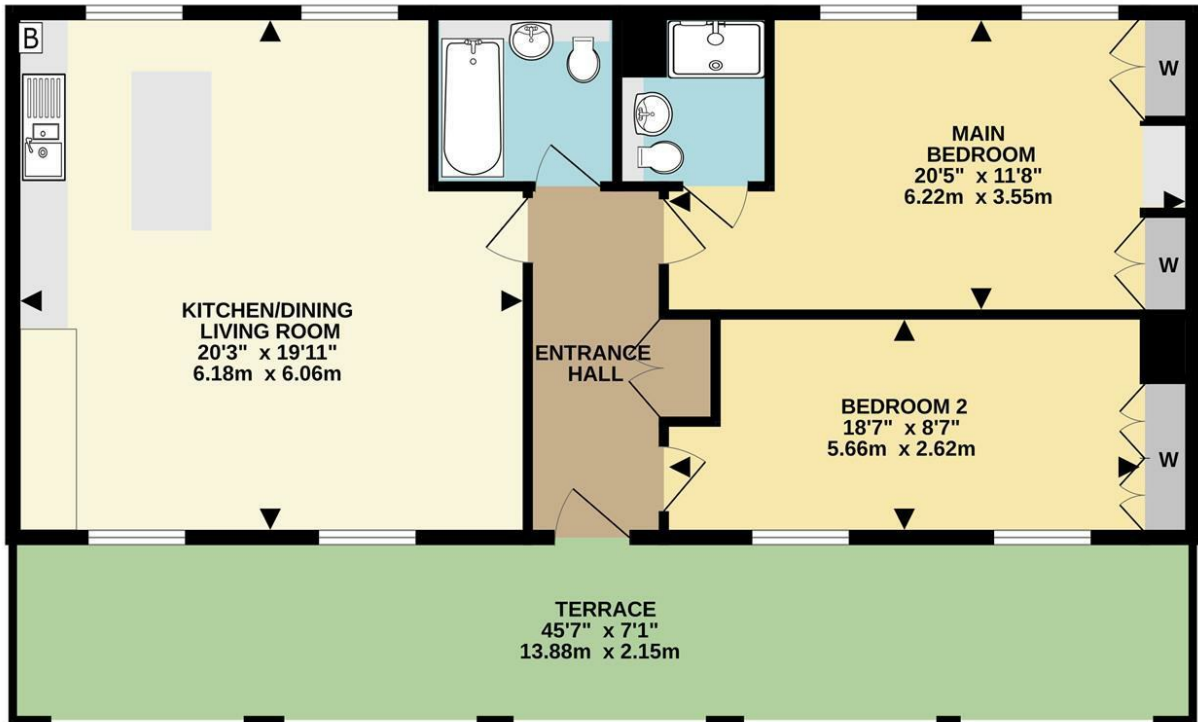
Three piece suite comprising low level wc with concealed cistern, sink with chrome mixer tap, panel enclosed bath with chrome mixer tap, and shower screen with shower, tiled floor, tiled walls, heated chrome towel radiator, extractor fan.

Outside**Terrace 45'6" x 7'0" (13.88 x 2.15)**

Covered private terrace with outside lighting overlooking communal gardens.

Allocated parking Space**Communal Gardens****Communal Bike Store**

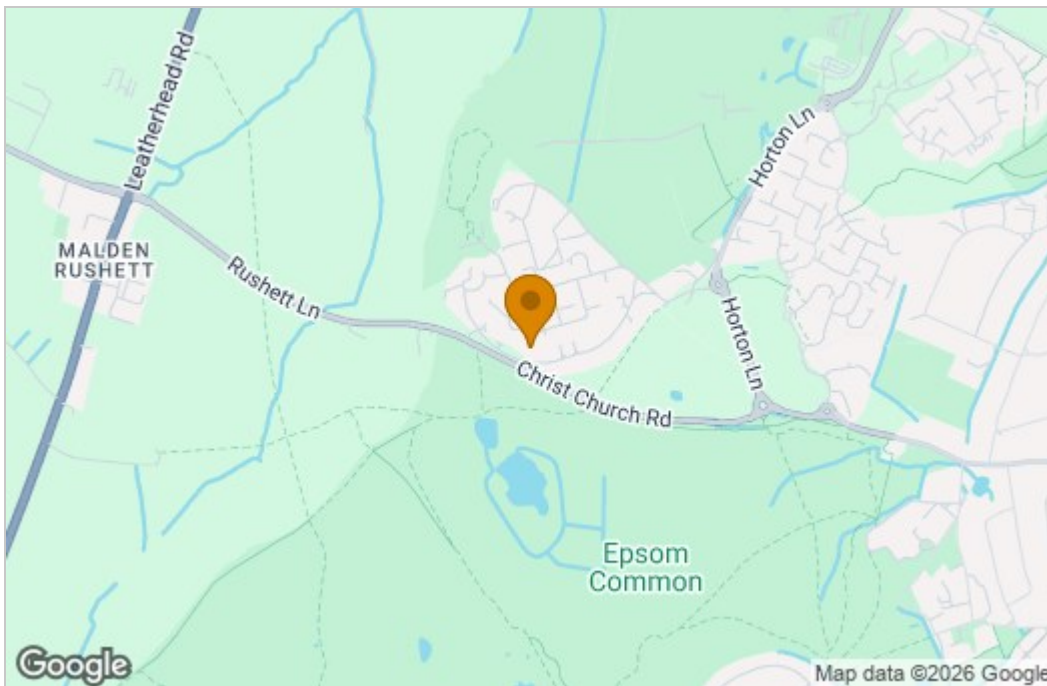
Floor Plan



GROUND FLOOR
916 sq.ft. (85.1 sq.m.) approx.

TOTAL FLOOR AREA : 916 sq.ft. (85.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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Area Map



Energy Efficiency Graph

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 75 | 75 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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