



Emerson Court, Sherwood Way, Epsom

Guide Price £350,000

Leasehold

- Stunning ground floor apartment
- Private front door
- Immaculate presentation
- 760 Sq. Ft Victorian conversion
- Large double bedroom
- Further visitors parking
- Overlooking parkland
- Impressive bathroom
- Allocated parking space



Occupying arguably one of the best positions within this imposing converted Victorian building, this absolutely stunning and immaculately presented apartment offers approximately 760 Sq Ft of beautiful living space with a pleasant outlook from all of the rooms and access to an Easterly facing patio.

Set on the ground floor with its own private entrance and offering as much space as you are likely to find within many of the two bedroom apartments on the development, the value of this fine property cannot be overlooked or defined by mere numbers of bedrooms.

Accommodation briefly comprises a 24ft x 17ft living/dining room that really has the 'wow' factor and is open plan to a beautiful kitchen which creates the ultimate social and entertaining space with doors to a patio area, master bedroom with large floor to ceiling wardrobes and a luxury bathroom.

The finish, presentation and position of the property itself mirrors the superb location and warrants immediate inspection to fully appreciate the unique feeling of privacy it delivers. Set on the periphery of Horton Country Park, the property benefits from easy access to hundreds of acres of ancient woodland. The 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.

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.

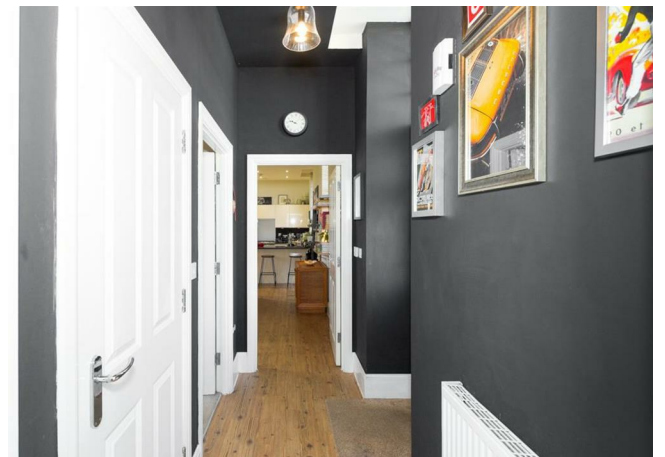
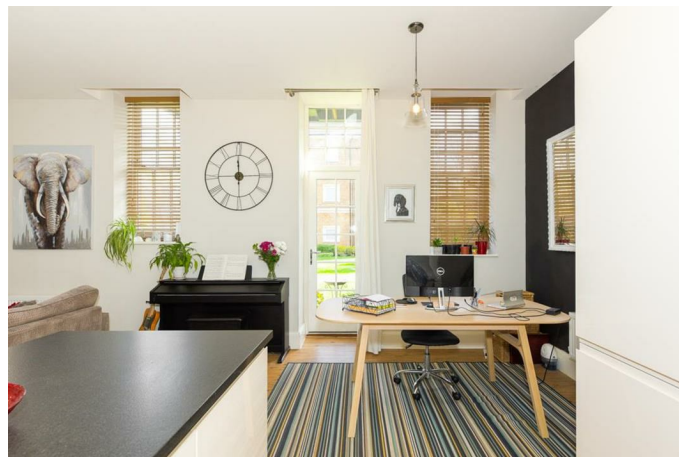
As soon as you step into the incredible living area, the quality is immediately evident making this fine apartment one of the very best examples that we have seen. Further noteworthy points to

mention include two large storage cupboards within the welcoming entrance hall, allocated parking with further visitors parking directly outside the front door, ample visitors parking, Sottini fittings in the bathroom and the remainder of the NHBC guarantee.

Noble Park is a quiet and well regarded residential development, ideally located for Horton Golf Club and Horton Country park enjoying walks/bike rides in a tranquil setting.

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 Epsom railway station 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.

Leasehold







Ground Floor Maisonette

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Total Area: 70.6 m² ... 760 ft² (excluding patio area)

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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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