



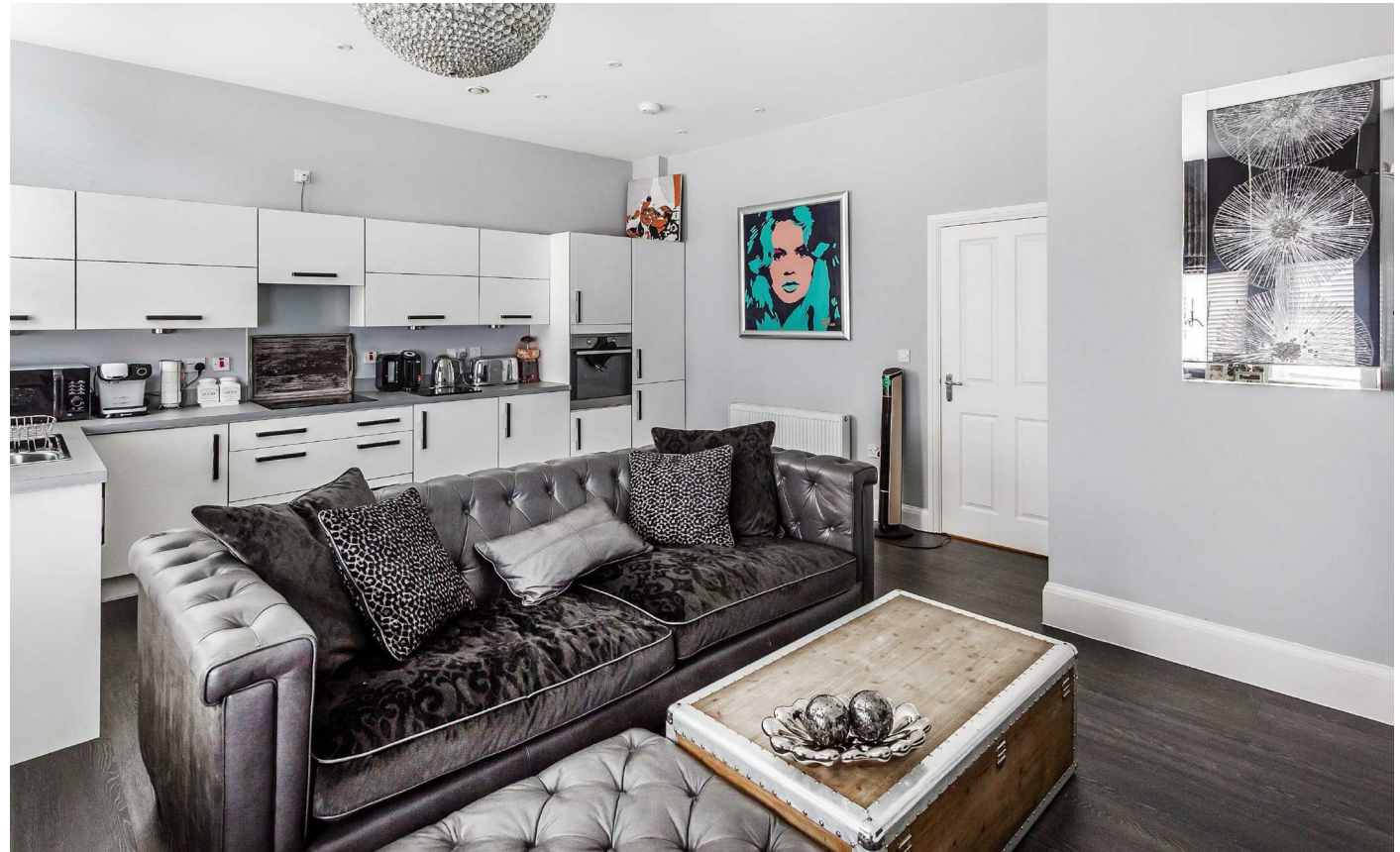
Greenbank Court, Epsom



Guide Price £440,000

Leasehold

- Stunning ground floor apartment
- Two double bedrooms
- Generous reception room
- Immaculate presentation
- 866 Sq. Ft Victorian conversion
- Overlooking parkland
- En-suite & bathroom
- Allocated parking space
- Further visitors parking
- Sought after Noble Park



Occupying a fantastic position within this imposing converted Victorian building, this absolutely stunning and immaculately presented ground floor apartment offers approximately 866 Sq Ft of beautiful living space with pleasant views from many of the rooms and its immaculate communal parkland gardens.

Accommodation briefly comprises a generous bay fronted 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. In addition there is a master bedroom which enjoys a contemporary en-suite, a generous second double bedroom with a walk-in wardrobe 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.

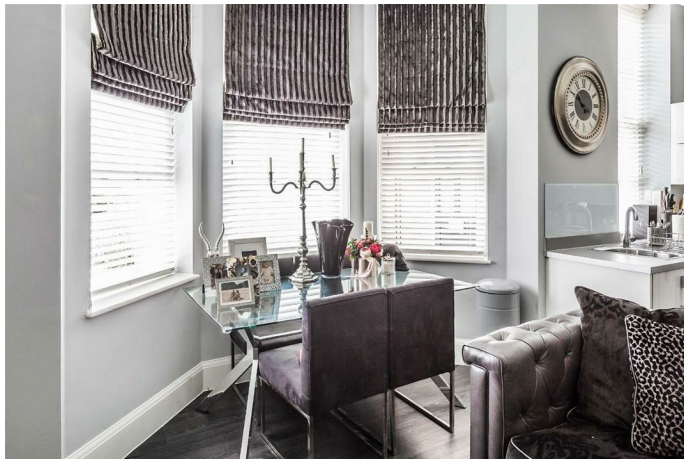
The wealth of character that is provided by the high ceilings and large double glazed floor to ceiling sash windows, seamlessly blends with the stylish and contemporary design touches that you may expect with a high end property of this kind.

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 large walk-in wardrobe with bespoke furniture, further cupboard within the welcoming entrance hall, one allocated parking space with additional visitors parking, high quality fittings and furnishings throughout, remainder of the NHBC guarantee, secure bike storage and communal gardens.

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.

Leasehold





Approximate Gross Internal Area = 80.5 sq m / 866 sq ft



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID664841)
www.bagshawandhardy.com © 2020

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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

Epsom Office

2 West Street
Epsom, Surrey KT18 7RG
T: 01372 745 850

Ewell Office

220 Chessington Road
West Ewell, Surrey KT19 9XA
T: 020 8394 1234

Stoneleigh Office

62 Stoneleigh Broadway
Stoneleigh, Surrey KT17 2HS
T: 020 8393 9411

Banstead Office

141 High Street Banstead,
Surrey SM7 2NS
T: 01737 333699



sales@thepersonalagent.co.uk | thepersonalagent.co.uk

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.



