



Frinton Court, Glanville Way, Epsom

The **PERSONAL** Agent

# Offers In Excess Of £475,000 Leasehold

- Two Bedroom Ground Floor Apartment
- Contemporary fitted kitchen
- 928 sq ft Victorian conversion
- Private front door & entrance hall
- Ensuite shower room & main bathroom
- Allocated parking bay & visitors parking
- High ceilings & sash windows
- Overlooking Communal Gardens

Positioned within a beautifully converted Victorian building, this well presented two bedroom ground floor apartment is located within the sought after Noble Park development. Overlooking the manicured communal gardens, this bright and airy apartment features elegant high ceilings and large period style sash windows.

Approached via its own front door there is approximately 928 sq ft of generous living space, which 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 incredibly spacious living area the quality of this apartment is immediately evident making it one of the very best two bedroom examples within the development. The attractive 20ft lounge / diner overlooks the communal grounds and a small patio area, which is currently taken advantage of by the current owners.

The fitted kitchen is finished to a high standard and enjoys a range of integrated appliances whilst the principal bedroom



enjoys an ensuite shower room. The second bedroom is also a generous size and is serviced by a separate bathroom. Further noteworthy points to mention include a large walk-in storage cupboard within the welcoming entrance hall, fitted wardrobes to both bedrooms and one allocated parking space with further visitors parking, and secure bike storage.

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.

Set to the west of Epsom Town Centre around a mile from the town Noble Park is an attractive residential development. A blend of modern homes and converted Victorian buildings this popular location really stands out for the stunning parkland grounds. There is easy access to the A3 and M25, and rail links are available from Epsom and Ewell West Stations. There are regular bus links into Epsom, with a bus that comes directly into Noble Park. Local amenities include a Tesco Local, pharmacy, fish and chip shop and a bakery (at the Horton Local Centre), as well as a David Lloyd health club and the Horton Country Park.

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.

Tenure - Leasehold  
Length of lease (years remaining) - 114  
Annual ground rent amount (£) - 461.24  
Annual service charge amount (£) - 2160.00  
Council tax band - D

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.

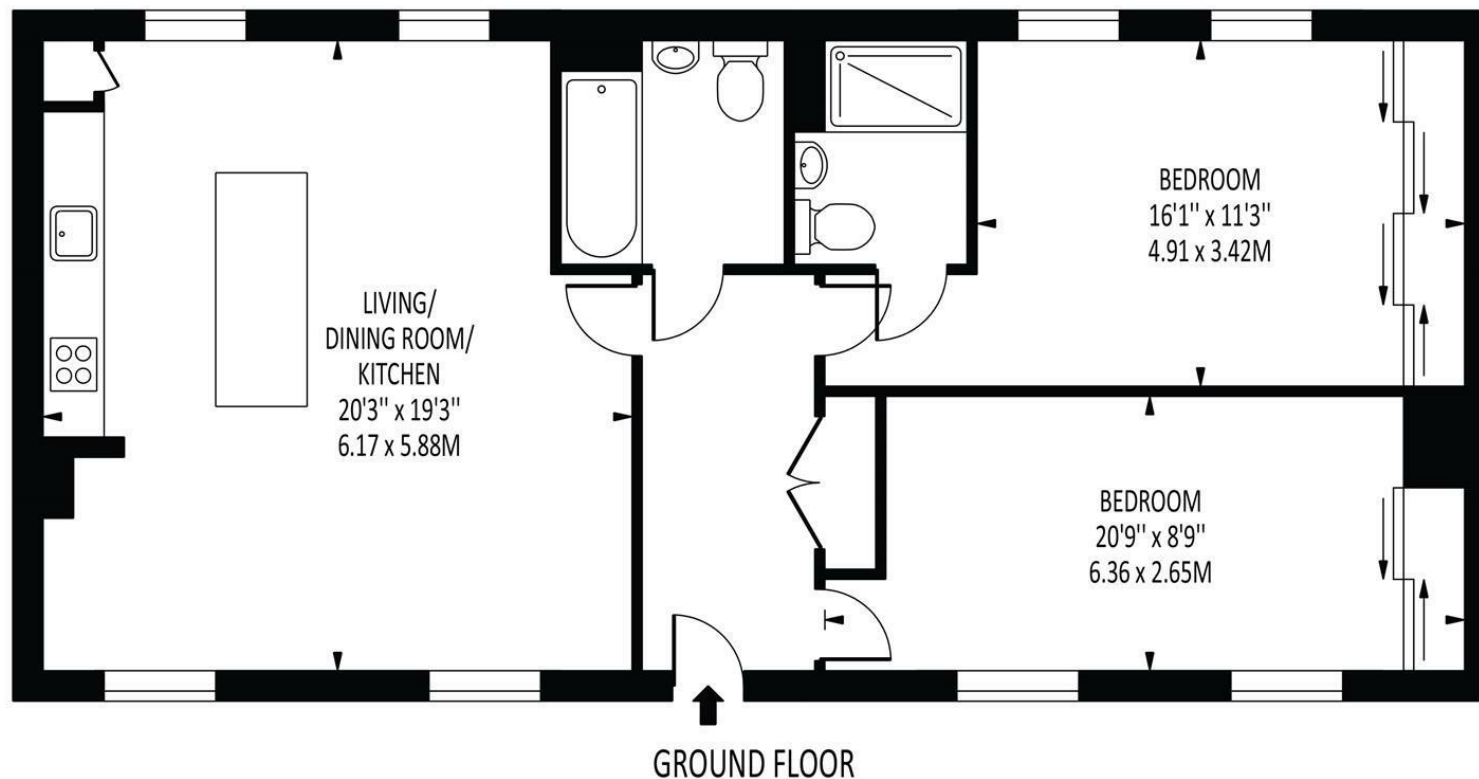




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**Frinton Court**  
Total Area: 928 SQ FT • 86.26 SQ M



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.

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            | 76      | 78                      |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| <b>England &amp; Wales</b>                  |         | EU Directive 2002/91/EC |

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**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.

