



Glanville Way, Epsom

The **PERSONAL** Agent

Offers In Excess Of £425,000 Leasehold

- No chain
- Ground floor apartment
- Two double bedrooms
- 924 Sq ft Victorian conversion
- Triple aspect 19ft x 19ft reception room
- Ensuite & bathroom
- Easterly facing patio
- One allocated parking space
- Visitor parking
- Overlooking parkland

Occupying arguably one of the best positions within this imposing converted Victorian building, this absolutely stunning and immaculately presented ground floor apartment offers 924 Sq Ft of beautiful space with leafy views from many of the rooms and a living area which opens onto an Easterly facing patio.

The accommodation briefly comprises a 19ft x 19ft triple aspect 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 with doors to a patio area. There is a 15ft principal bedroom with stylish ensuite and generous second double bedroom being serviced by a contemporary 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 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 private front door entrance, two large storage cupboards within the welcoming entrance hall, one allocated parking space with further visitors parking, high quality fitments and soft furnishings throughout along with secure bike storage, and a secluded communal courtyard.

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.

Tenure - Leasehold
Length of lease (years remaining) - 112
Annual ground rent amount (£) - 461.24
Annual service charge amount (£) - 2207.94
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.

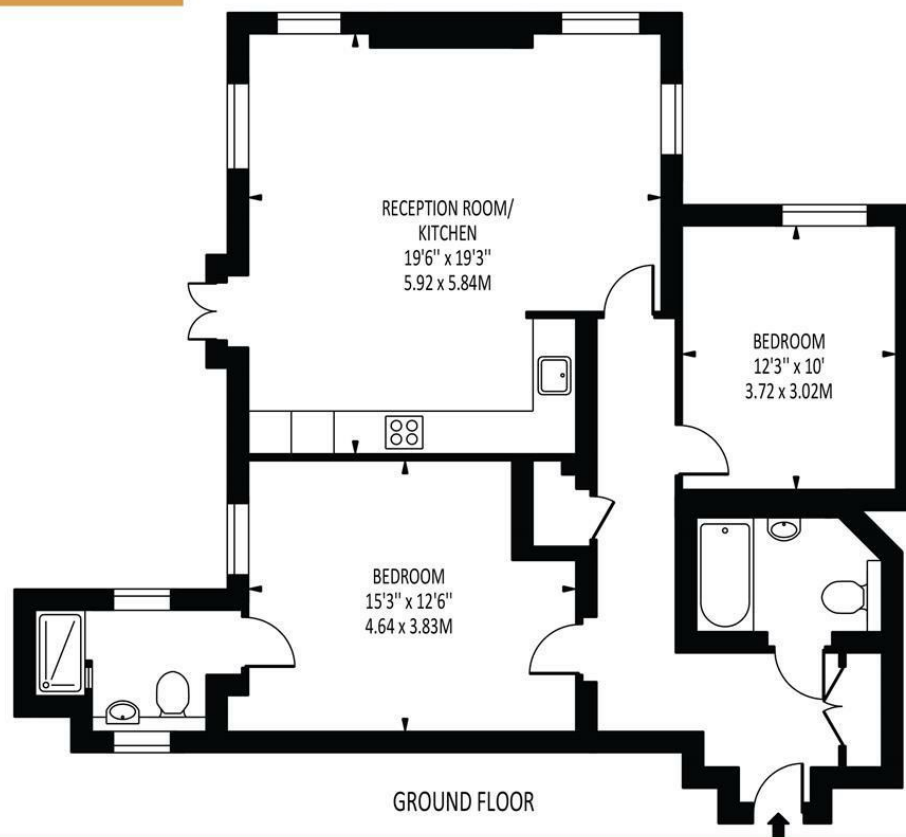




The **PERSONAL** Agent



Parklands Court
Total Area: 924 SQ FT • 85.87 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) A | | |
| (81-91) B | 81 | 81 |
| (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
01372 745 850

STONELEIGH/EWELL OFFICE
62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE
141 High Street
Banstead, Surrey, SM7 2NS
01737 333 699

TADWORTH OFFICE
Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT
157 High Street
Epsom, Surrey KT19 8EW
01372 726 666

The
PERSONAL
Agent

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



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.



PARKLANDS COURT