



Glanville Way, Epsom

The **PERSONAL** Agent



# Guide Price £295,000

## Freehold

- Potential of no ongoing chain
- First floor 625 Sq. Ft apartment
- Private balcony
- Stunning presentation
- Surrounded by parkland
- Impressive 19ft x 14ft reception room
- Contemporary fitted kitchen
- Spacious double bedroom
- Utility cupboard, high ceilings & sash windows
- Villeroy & Boch bathroom



Surrounded by mature parkland and located within the sought after Noble Park, this one double bedroom first floor conversion apartment warrants immediate inspection to appreciate its position and stunning presentation, and the added benefit of a private balcony.

With high ceilings and large double glazed sash windows throughout the feeling of space and light is immediate. The impressive entrance sets the tone with a wonderful outlook over the surrounding parkland from almost every aspect.

The 19ft x 14ft living space enjoys defined seating & dining areas that seamlessly flow and offer a brilliant entertaining space which lends itself to social occasions, whilst also blending the practicality of a defined study space or breakfast nook. The master bedroom benefits from large wardrobes and the beautifully finished bathroom with its Villeroy & Boch fittings really adds that finishing touch to the property. There is also a useful utility cupboard, spacious entrance hall and one allocated parking bay to the rear with further visitors parking nearby.

The property enjoys an impressive 625 Sq. Ft of space and is set within this

imposing Victorian building in the very heart of the highly regarded Noble Park. This well presented first floor apartment was converted by Crest homes in 2013 to a high standard throughout and benefits from the remainder of the NHBC new build guarantee.

The well balanced nature and immense amount of natural light this home enjoys would make it perfect as a pied-à-terre, but also just as comfortable as a low maintenance first time buy and would even be a brilliant addition to an investment portfolio. The necessity to view this property at the earliest convenience is paramount and our team in Epsom are waiting for your enquiry.

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, David Lloyd health club & 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.

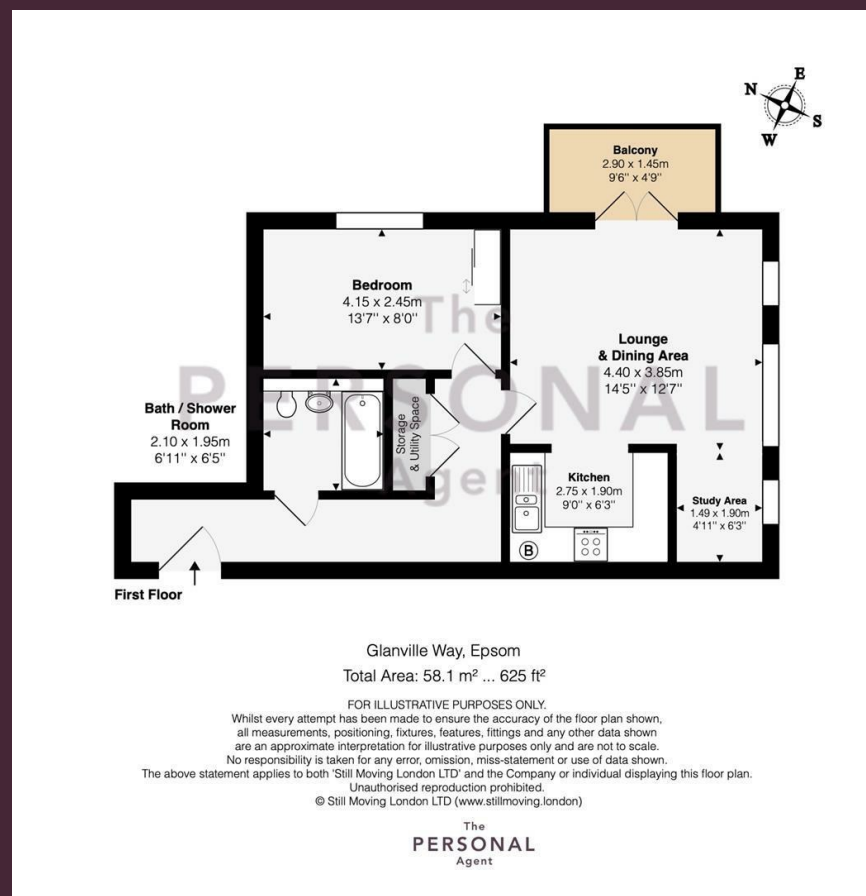
Tenure - Leasehold  
Length of lease (years remaining) - 118  
Annual ground rent amount (£) - 300.00  
Annual service charge amount (£) - 1500.00  
Council tax band - C

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.









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>	78	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		
England & Wales		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.



