



Dartford Court, Epsom

The **PERSONAL** Agent



# Offers In Excess Of £375,000 Leasehold

- No ongoing chain
- Outlook over parkland
- Heart of Noble Park
- Two spacious bedrooms
- First floor apartment
- Impressive reception room
- Integrated quality kitchen
- Ensuite and main bathroom
- Immaculately presented
- Allocated parking bay

Enjoying a fantastic position within this converted Victorian building, set in the heart of the highly sought after Noble Park and enjoying a fantastic outlook over parkland, the finish of the property itself mirrors the superb location .

The property is offered to the market with the benefit of no ongoing chain and also benefits from having an allocated parking space and further visitors parking too. There is a video security entry system which also adds to the well rounded feel of this fine apartment.

Set on the periphery of Horton Country Park the property benefits from easy access to hundreds of acres of ancient woodland. The many 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.

Call vendors sole agent to arrange your appointment to view.



Perfect as a bolt-hole for those wanting to downsize but not downgrade, a fantastic addition to any investment portfolio or a brilliant first time buy, this home really caters for all types of buyers. The stylish and contemporary reception room measures 19ft and is a real hub of the home with a huge amount of natural light, access to the integrated kitchen with quartz worktops and a truly social feel to this bright entertaining space, all aided by the high ceilings and large double glazed sash windows throughout.

The master bedroom enjoys an excellent degree of seclusion, fitted double wardrobe and a bright and spacious ensuite.

The second bedroom is a comfortable double and currently easily houses twin beds, this bedroom is served by a well equipped bathroom that is adjoining. Further noteworthy points to mention include quality fitments throughout the property, video security entry system and allocated parking space.

The peaceful location is wonderful, but convenience is never far away with Epsom town centre with its many leisure and retail facilities and railway station just a short drive away. The property is also close to David Lloyd leisure centre and manages to balance a true community feel with easy accessibility to the amenities of the town.

Tenure - Leasehold  
Length of lease (years remaining) - TBC  
Annual ground rent amount (£) - 460.00  
Annual service charge amount (£) - 2300.00  
Council tax band - D

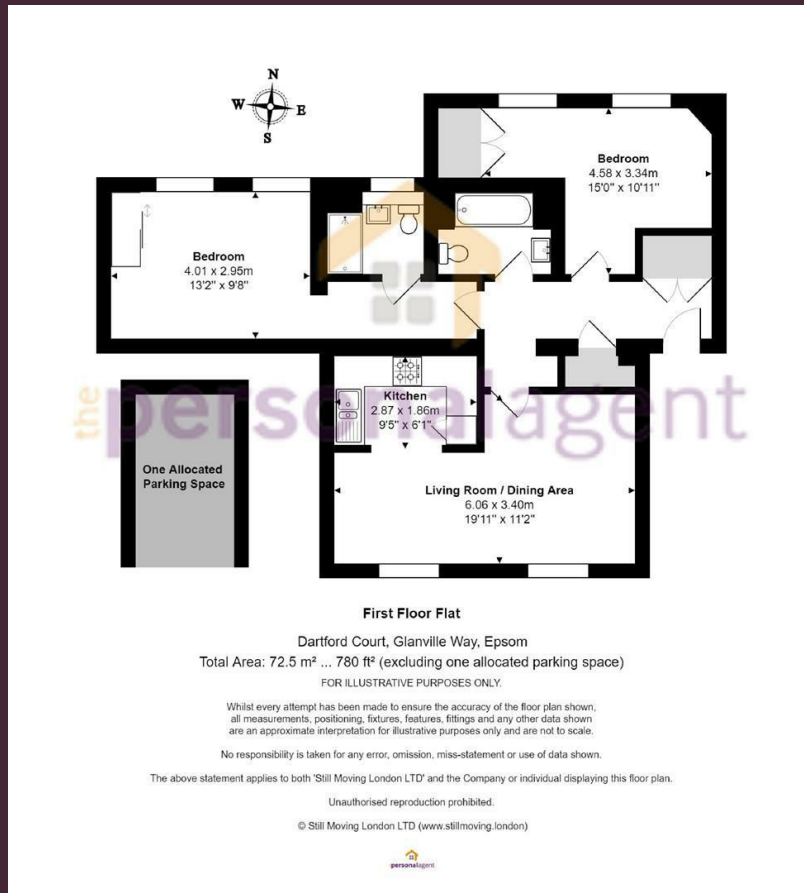
PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase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











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		
<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.





DARTFORD COURT

PRIVATE PARKING  
For Dartford Court  
Residents Only