



Janeford Court, Epsom

£545,000

- Stunning ground floor apartment
- Three double bedrooms
- 24ft x 19ft reception room
- Immaculate presentation
- 1106 Sq. Ft Victorian conversion
- 20ft private South/West facing patio
- Overlooking parkland
- En-suite & bathroom
- Two allocated parking spaces
- Further visitors parking

Occupying arguably one of the best positions within this imposing converted Victorian building, this absolutely stunning and immaculately presented ground floor apartment offers approximately 1106 Sq Ft of beautiful living space with leafy views from many of the rooms and its South/Westerly facing 20ft private patio.

Accommodation briefly comprises a 24ft x 19ft double 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 private patio area. There is a master bedroom with fitted wardrobes and contemporary en-suite, generous second & third double bedrooms 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 three bedroom examples that we have seen. Further noteworthy points to mention include a large walk-in storage cupboard within the welcoming entrance hall, two allocated parking spaces with further visitors parking, high quality fittings and soft furnishings throughout and the remainder of the NHBC guarantee, secure bike storage, secluded communal courtyard.

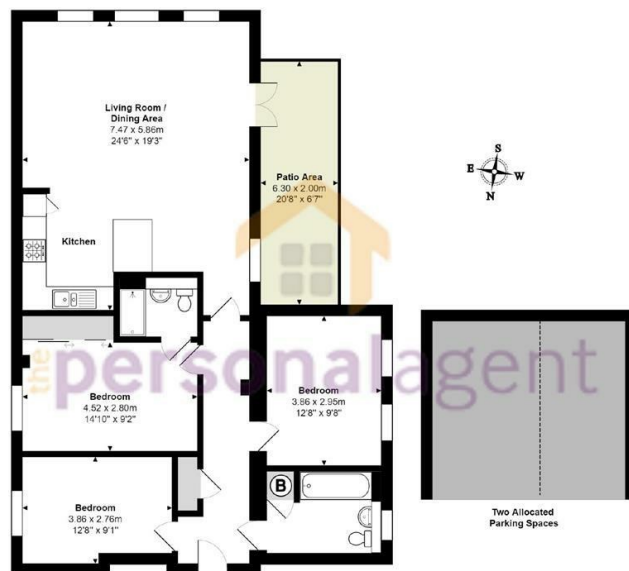
Noble Park is a quiet and well regarded residential parkland development, ideally located for the many excellent surrounding Golf & Country Clubs as well as nearby Horton Country Park & Epsom Common where you can enjoy walks & bike rides in a tranquil setting of hundreds of acres of ancient woodlands.

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.

Leasehold







Ground Floor Flat

Janeford Court, Glanville Way, Epsom
Total Area: 102.7 m² ... 1106 ft² (excluding patio area, two allocated parking spaces)
FOR ILLUSTRATIVE PURPOSES ONLY.

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, mis-statement or use of data shown.

The above statement applies to both 'Still Moving London LTD' and the Company or individual displaying this floor plan.

Unauthorised reproduction prohibited.

© Still Moving London LTD (www.stillmoving.london)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(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.





the personal agent