



Sherwood Way, Epsom

The **PERSONAL** Agent

# Guide Price £375,000

## Leasehold

- Stunning first floor apartment
- Two South/West facing balconies
- Heart of Noble Park
- Two double bedrooms
- Impressive reception room
- Integrated quality kitchen
- En suite and main bathroom
- Immaculately presented
- Allocated parking bay

Set within a handsome converted Victorian building in the heart of the highly sought after Noble Park, this fine home enjoys a fantastic sunny aspect from both of the private balconies and the finish of the property itself mirrors the superb location. The property also benefits from having an allocated parking space.

With the smart communal entrance leading to an open air walk way overlooking the formal courtyard, the front door is tucked away adding to its secluded and exclusive feel, immediate inspection is essential to fully appreciate just how special this immaculate apartment really is.

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.



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 dual aspect reception room measures 18ft x 14ft and is a real hub of the home with French doors opening to one of the private balconies, access to the integrated kitchen with granite effect 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, access to the second balcony and a bright and spacious en suite.

The second bedroom is a comfortable double room and is served by a well equipped bathroom that is adjoining. Further noteworthy points to mention include modern fittings throughout the property, security entry system, communal entrance leading to a walk way overlooking the courtyard 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 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) - 111

Annual ground rent amount (£) - £430.00

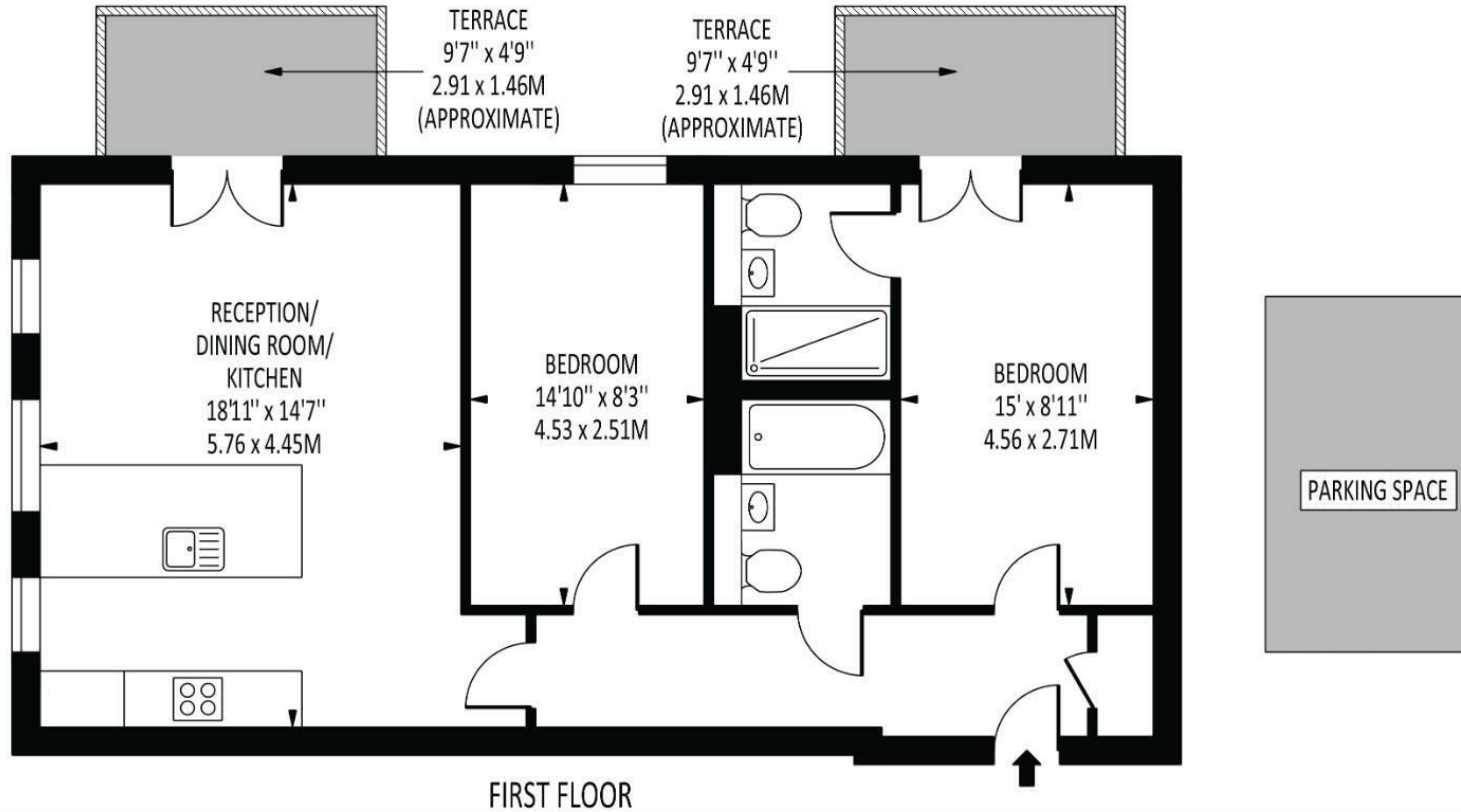
Annual service charge amount (£) - £3,960.00

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>	<b>79</b>	<b>79</b>
(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

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.

**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 & KINGSWOOD 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 Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.  
Registered in England No. 4398817.



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Agent

