



Glanville Way, Epsom

The **PERSONAL** Agent



# Guide Price £485,000

## Leasehold

- Stunning First Floor Apartment
- Beautifully Presented throughout
- 23ft x 22ft Lounge/Dining room
- Private Balcony overlooking a green
- Master Bedroom with Ensuite
- Second Double Bedroom & main bathroom
- Allocated Parking & further visitors bays
- Heart of the stunning Noble Park
- Long lease
- Surrounded by acres of mature parkland

Benefitting from a recently extended lease, The Personal Agent are delighted to present this stunning first-floor apartment, offering an impressive 1,052 sq. ft. of beautifully arranged living space. Set within an attractive period building on the ever popular Noble Park development and overlooking a picturesque central green, this exceptional home is one not to be missed.

The accommodation includes a magnificent 23ft x 22ft open plan living/dining room that truly delivers the 'wow' factor. This bright and expansive space flows seamlessly into a stylish, well appointed kitchen, creating the perfect setting for both everyday living and entertaining. The property also features a generous primary bedroom with a large ensuite, a second spacious double bedroom, and a luxurious main bathroom. The presentation, finish and position of the apartment complement the superb surroundings and offer an outstanding sense of privacy rarely found in similar homes.

Situated on the edge of Horton Country Park, residents benefit from immediate access to hundreds of acres of ancient woodland. A network of bridleways and cycle paths connects directly to the Stamford Green conservation area, complete with its nature reserve, charming green with duck pond, and two welcoming public houses.



Parklands Court itself is an elegant period building, tastefully converted in recent years to create a collection of luxurious apartments, all set within beautifully maintained parkland grounds.

The communal areas are impeccably kept, and the apartment's generous footprint, over 1,050 sq. ft., only enhances its appeal. The standout feature is undoubtedly the dual aspect 23ft x 22ft kitchen/reception room, flooded with natural light and offering access to a private balcony, further complemented by lofty, elegant ceilings. Both bedrooms are comfortable doubles, with the primary benefitting from an ensuite, alongside an additional well appointed family bathroom.

Further benefits include an allocated parking space, with ample additional parking available nearby.

Noble Park is a quiet and well regarded residential development, ideally located for Horton Golf Club and Horton Country park enjoying walks/bike rides in a tranquil setting.

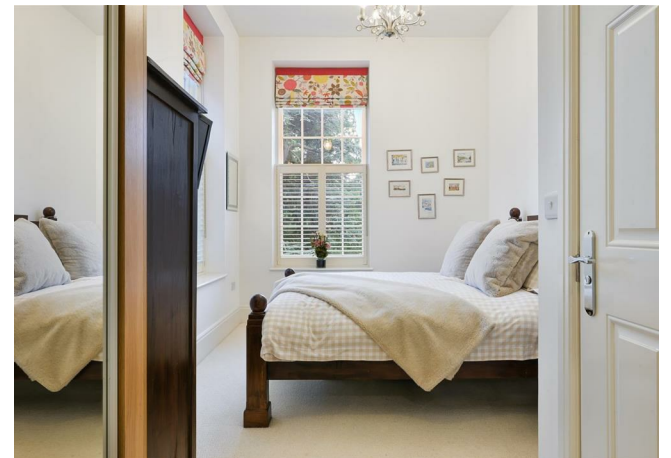
Equally convenient for Epsom town centre offering a wide range of facilities which include shops, bars & restaurants, cinema & theatre and close to popular schools. There are excellent transport links with Epsom railway station which provides regular trains to London Waterloo, Victoria & London Bridge.

The M25 Junction 9 is about 3 miles drive away with access to both Heathrow and Gatwick airports.

Tenure: Leasehold  
Council tax band: D  
Tenure - Leasehold  
Length of lease (years remaining) - 202  
Annual ground rent amount (£) - Peppercorn  
Annual service charge amount (£) - £4104.00

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.











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## Parklands Court

Total Area: 1052 SQ FT • 97.78 SQ M



FIRST FLOOR

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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>83</b>	<b>83</b>
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.



