



Drummond Court, Epsom

The **PERSONAL** Agent



# Guide Price £300,000

## Leasehold

- Ground floor apartment
- Private front door
- Generous double bedroom
- 17ft living/dining room
- High ceilings & sash windows
- Open plan modern kitchen
- Modern bathroom
- Allocated parking & further visitors bays
- Beautiful parkland setting



Surrounded by mature parkland and located within the sought after Noble Park, this one double bedroom ground floor apartment warrants immediate inspection to appreciate its position and stunning presentation.

The property was newly built in 2014 and is part of an imposing converted Victorian building in the very heart of the highly regarded Noble Park. Due to the position that this home enjoys, and one a few with thier own front door, it has a distinct and enviable feel that isnt usually associated with an apartment.

Set on the periphery of Horton Country Park and close proximity of David Lloyd health club, 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, whilst Epsom town centre with its leisure and retail facilities as well as mainline station providing direct access to London is only a short distance away.

This bright and well-presented ground floor apartment was built to a high standard throughout and benefits from high ceilings and large double glazed sash windows throughout, making the feeling of space and light immediate.

The accommodation briefly comprises of private front door, spacious entrance hall with large double cupboard, 17ft living/dining room that links to the modern fitted kitchen, generous double bedroom and a modern bathroom suite.

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.

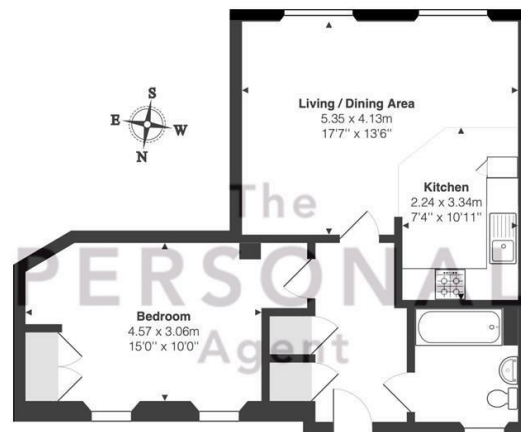
Nearby Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. There is also a wide variety of cafés, restaurants and pubs available locally.

Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups. Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.









Ground Floor

Drummond Court, Dillon Close, Epsom

Total Area: 53.4 m<sup>2</sup> ... 575 ft<sup>2</sup>

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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		
England & Wales		EU Directive 2002/91/EC

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