



Sherwood Way, Epsom

The **PERSONAL** Agent

Offers In Excess Of £450,000 Leasehold

- Stunning first floor apartment
- Easterly facing private balcony
- Heart of Noble Park
- Two generous double bedrooms
- Impressive 27ft x 19ft reception room
- Open plan Integrated quality kitchen
- Ensuite and main bathroom
- Immaculately presented
- Allocated parking bay
- 919 sq ft of accommodation

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 as well as having the private balcony, which is the perfect spot to have your morning coffee. The finish of the property itself mirrors the superb location with further benefits including the allocated parking space and access to super fast broadband too.

With the smart communal entrance leading to the front door that 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 South facing aspect reception room measures 27ft x 19ft and is a real hub of the home. With French doors opening to the private balcony, 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 double aspect master bedroom enjoys an excellent degree of seclusion and a bright and spacious ensuite.

The second bedroom is a very comfortable double room and is served by a well equipped bathroom that is just down the hall. Further noteworthy points to mention include modern fittings throughout the property, communal formal courtyard, parkland style gardens and allocated parking space.

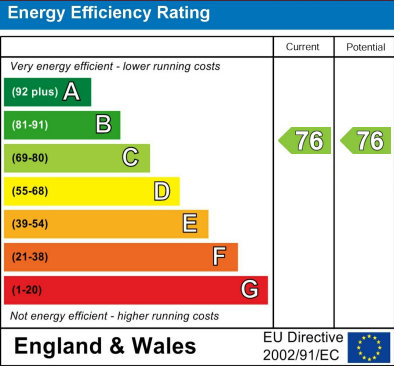
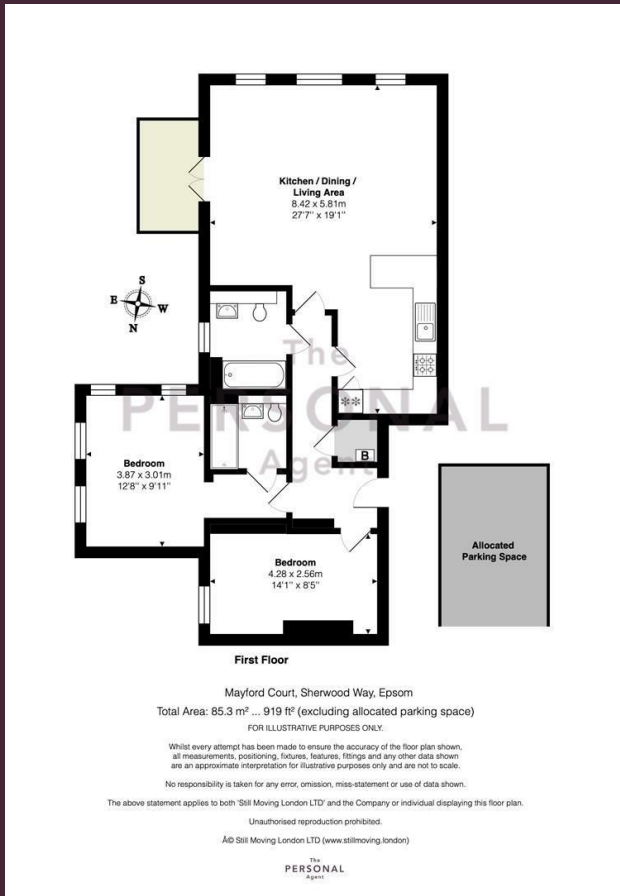
The peaceful location is wonderful, but convenience is never far away with Epsom town centre and it's many leisure and retail facilities and railway station just short drive away. The property is also close to David Lloyd leisure centre and manages to balance a true community feel with easy accessibility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

Tenure - Leasehold
Length of lease (years remaining) - 115
Annual ground rent amount (£) - 325.00
Annual service charge amount (£) - 1000.00
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.







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