



Sherwood Way, Epsom

The **PERSONAL** Agent

Guide Price £375,000

Leasehold

- Stunning first floor Victorian conversion
- Two double bedroom apartment
- 816 sq ft of space
- High ceilings and sash windows
- Beautiful 21ft reception space
- Modern kitchen with integrated appliances
- Allocated parking bay & visitors spaces
- Periphery of woodland & country park
- Short distance to town, station & shops
- In catchment of Ofsted outstanding schools

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

The property was newly built in 2012 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, it has a distinct and enviable feel that isn't 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 apartment was built to a high standard 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 spacious and bright entrance hall with storage cupboard, 21ft x 11ft living/dining room that links to the modern fitted kitchen, two generous double bedrooms 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.



Epsom is a charming town that strikes a lovely balance between countryside tranquillity and everyday convenience with its leafy streets sitting alongside a vibrant town centre. Here you'll find the Ashley Centre shopping mall, a twice weekly traditional market, independent cafés and restaurants making it ideal for families and professionals seeking both character and convenience.

For leisure, there are plenty of green spaces including Horton Country Park with its adventure farm and nature trails, Epsom Common, and the iconic Epsom Downs Racecourse all providing a backdrop for weekend walks, bike rides or simply relaxing outdoors.

On the education front, Epsom is very well served. There are several highly rated state schools including Rosebery Girls School, Glyn Boys School and a number of strong primaries such as St Joseph's and Wallace Fields. For independent education, the area is anchored by the prestigious Epsom College, and there are other notable schools nearby like Freemans and Downsend. The creative arts also thrive locally with the University for the Creative Arts (UCA) campus and Laines Theatre Arts in Epsom adding a youthful, artistic energy.

Transport links are excellent for both commuters and adventurers. Epsom station has frequent direct services into London to Victoria, Waterloo and beyond with journey times roughly 35-45 minutes. By road, the town offers fast access to the M25 and A3, making travel into London or further afield easy. When it comes to airports, Heathrow is around a 35 minute drive away and Gatwick about the same offering international travel without the stress of a long journey.

Tenure - Leasehold
Length of lease (years remaining) - 120
Annual ground rent amount (£) - £140.00

Annual service charge amount (£) - £2650.00
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.

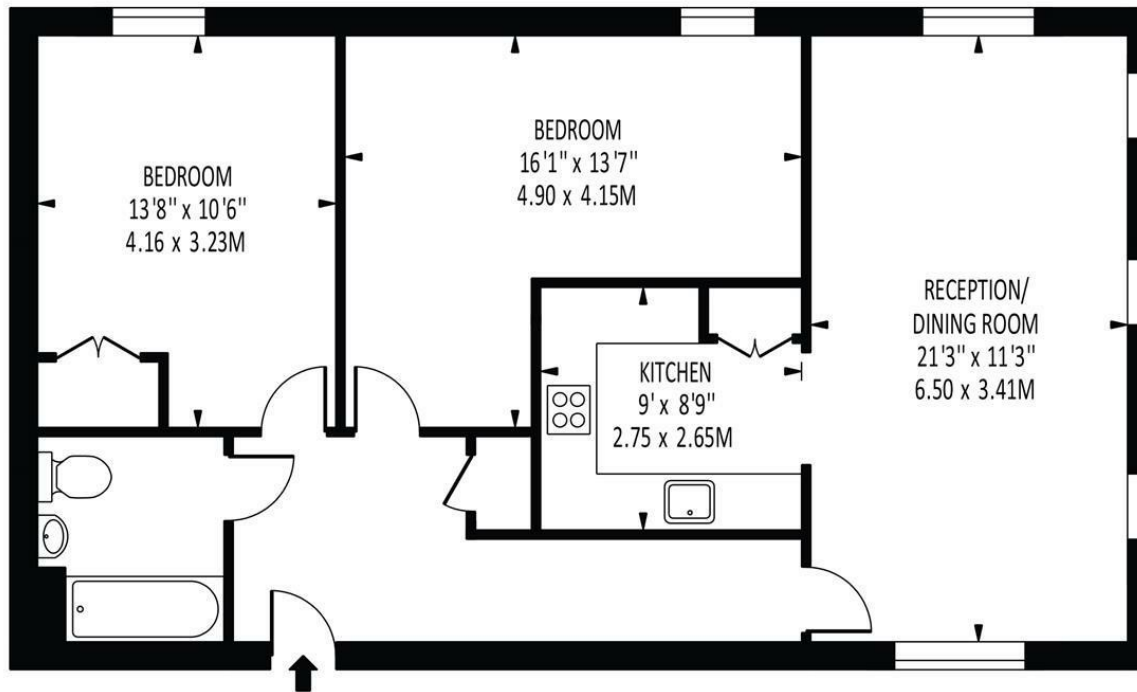
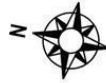




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Darwin Court

Total Area: 816 SQ FT • 75.81 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	57	64
England & Wales		EU Directive 2002/91/EC

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