

Mayford Court, Sherwood Way, Epsom

Offers Over £300,000

Leasehold

- Ground floor apartment
- Private courtyard patio
- Private front door
- Generous double bedroom
- 20ft living/dining room
- Separate kitchen
- Modern bathroom
- Allocated parking & further visitors bays
- Remaining NHBC guarantee
- 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 attached to this imposing converted Victorian building in the very heart of the highly regarded Noble Park. Due to the position that this home enjoys, and only being attached to Mayford Court by one wall, it has a distinct and enviable feel that is usually reserved for a detached lodge house or bungalow, rather than 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 property also benefits from the remainder of the NHBC new build guarantee.

Accommodation briefly comprises of private front door, spacious entrance hall with large double cupboard, 20ft living/dining room that links to the fitted kitchen, private and secluded courtyard patio, 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.











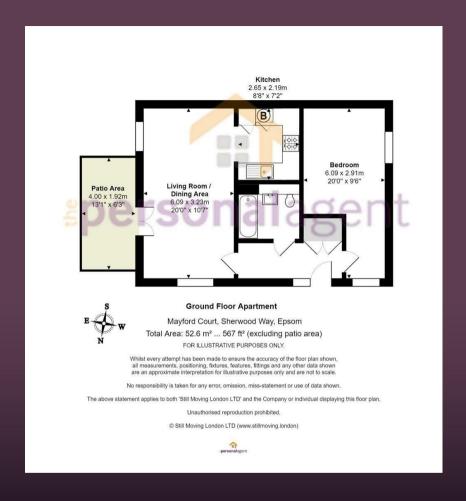


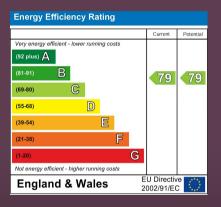












EPSOM OFFICE2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE 62 Stoneleigh Broadway Stoneleigh, Surrey, KT17 2HS 020 8393 9411 BANSTEAD OFFICE 141 High Street Banstead, Surrey, SM7 2NS 01737 333699 **LETTINGS & MANAGEMENT** 163 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.

