



Mayford Court, Sherwood Way, Epsom

The **PERSONAL** Agent

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.





Ground Floor Apartment
 Mayford Court, Sherwood Way, Epsom
 Total Area: 52.6 m² ... 567 ft² (excluding patio area)
 FOR ILLUSTRATIVE PURPOSES ONLY.

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

No responsibility is taken for any error, omission, miss-statement or use of data shown.

The above statement applies to both 'Still Moving London LTD' and the Company or individual displaying this floor plan.

Unauthorised reproduction prohibited.
 © Still Moving London LTD (www.stillmoving.london)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPSOM OFFICE
 2 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.



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.



MAYFORD COURT