Roberts Court, Sherwood Way, Epsom

The PERSONAL Agent

Guide Price £290,000

Leasehold

- No onward chain
- Spacious one double bedroom
- First floor apartment
- Immaculately presented throughout
- 17ft x 15ft lounge/diner with Juliette balcony
- Quality fitted kitchen & refurbished shower room
- Covered allocated parking in carport area
- Locked storage unit for bikes
- Easy access to Epsom Town & Station
- Surrounded by parkland and woodland walks

Occupying arguably one of the finest positions within this contemporary apartment block, with double aspect windows that bathe the interior in natural light throughout the day, The Personal Agent are delighted to present this beautifully refurbished one bedroom apartment.

Lovingly updated by the current owner, the flat now enjoys a stylish new shower room, contemporary flooring and upgraded lighting, creating a fresh, modern feel that perfectly complements its already impressive layout. The result is a turnkey home designed for comfort, ease and effortless living.

Offered with no ongoing chain and set within the highly sought after Noble Park on the edge of Horton Country Park, this home offers an enviable lifestyle. Hundreds of acres of ancient woodland are quite literally on your doorstep, with bridleways and cycle paths linking directly to the Stamford Green conservation area, complete with nature reserve, picturesque duck pond and two welcoming public houses, perfect for weekend walks or relaxed afternoons close to home.

Convenience is always within easy reach with Epsom town centre and its array of retail, dining and leisure facilities, as well as the mainline railway station just a short drive away. The David Lloyd leisure centre is also nearby, ensuring a healthy balance between peaceful community living and town accessibility.

Stepping through the front door, the sense of space is immediately apparent. A generous entrance hallway with built-in storage sets the tone for the well-proportioned accommodation beyond. The impressive 17ft x 15ft living/dining room flows seamlessly into the separate kitchen area, creating defined yet connected spaces that are ideal for entertaining, socialising, or simply unwinding at the end of the day. The modern open plan arrangement enhances the natural light and makes everyday living feel effortless.

A south facing Juliette balcony extends the main reception space, inviting in the sunshine and offering a charming spot to enjoy a morning coffee or evening breeze.

The accommodation is completed by a generous double bedroom with a bright southerly aspect, the newly refurbished shower room finished to a contemporary standard, and the practical benefits of covered allocated parking beneath a carport. Residents of Roberts Court also enjoy access to a secure communal bike storage unit.

This is a home that combines style, setting and lifestyle thoughtfully improved and ready to be enjoyed.

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.

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) - 111
Annual ground rent amount (£) - £200.00
Annual service charge amount (£) - £2925.12
Council tax band - C

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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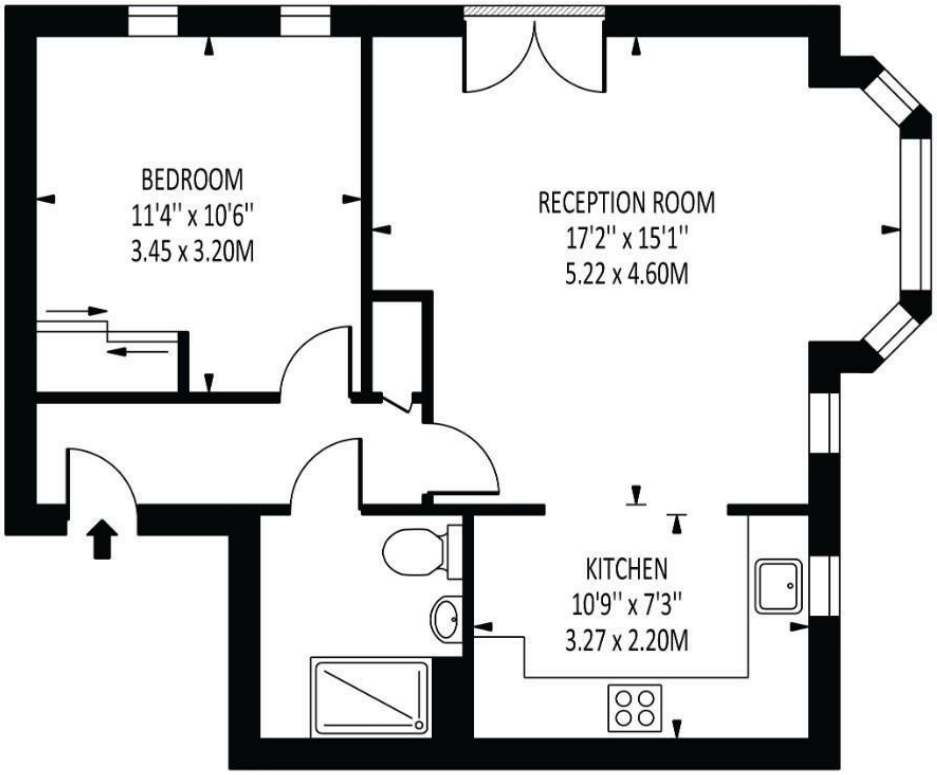
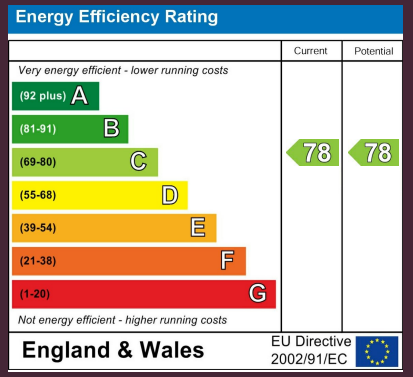
Robert Court

Total Area: 532 SQ FT • 49.47 SQ M



FIRST FLOOR



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SHERWOOD WAY