



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 within the sought-after Noble Park, this beautifully presented two-bedroom first floor apartment warrants early viewing. Built in 2012 as part of an imposing converted Victorian building, the property enjoys a unique setting and an enviable feel rarely associated with apartment living.

Situated on the edge of Horton Country Park and close to David Lloyd health club, the apartment offers easy access to hundreds of acres of woodland, with surrounding bridleways and cycle paths leading to Stamford Green conservation area, nature reserve, duck pond and local pubs. Epsom town centre, with its retail, leisure and transport facilities, including the mainline station with direct London services, is also within easy reach.

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 offers an appealing balance of countryside tranquillity and everyday convenience, with leafy streets surrounding a vibrant town centre. The Ashley Centre, twice-weekly traditional market, independent cafés and restaurants provide plenty of choice for shopping, dining and socialising.

For leisure, the town is surrounded by green spaces including Horton Country Park, Epsom Common and the iconic Epsom Downs Racecourse, offering excellent opportunities for walking, cycling and enjoying the outdoors.

Epsom is well served by a range of educational options, including highly regarded state schools such as Rosebery Girls School and Glyn Boys School, alongside strong primary schools. Independent options include Epsom College, Freemans and Downsend, while UCA and Laines Theatre Arts add to the town's creative character.

Transport links are excellent, with frequent direct trains from Epsom station to London Victoria and Waterloo, with journey times of approximately 35–45

minutes. The M25 and A3 are easily accessible by road, while Heathrow and Gatwick airports are both around a 35-minute drive away.

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.

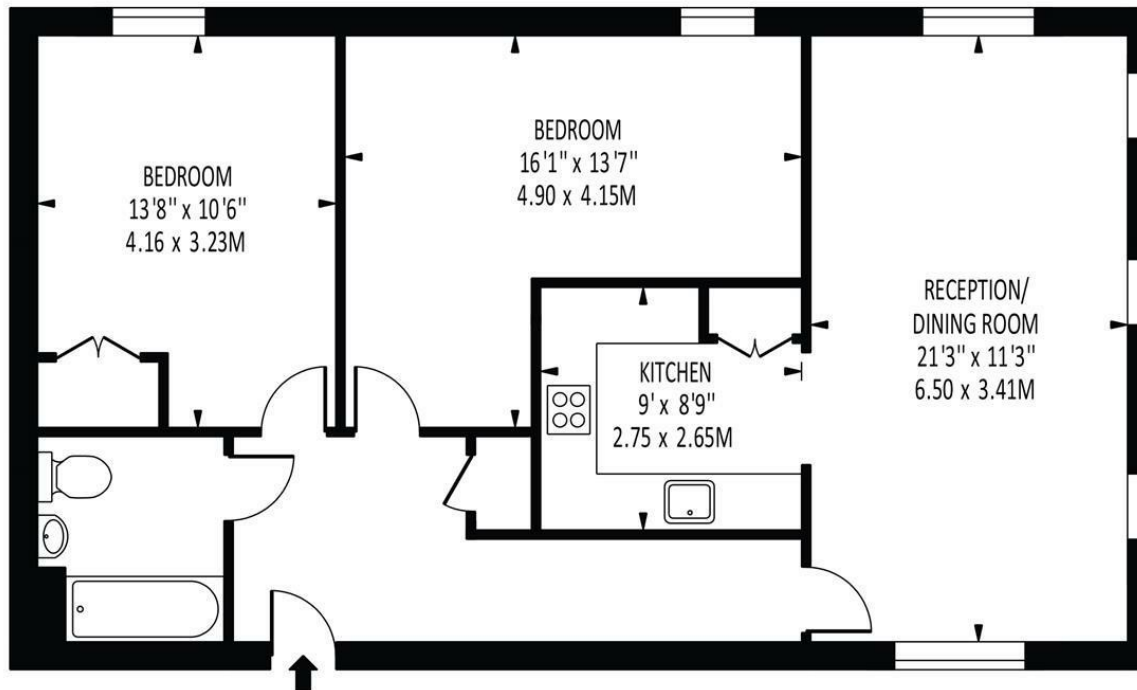
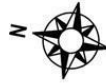




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Darwin Court

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		
England & Wales		EU Directive 2002/91/EC

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