



**Glanville Way, Epsom, KT19**

Guide Price  
**£500,000**

**Bedrooms: 2**

**Bathrooms: 2**

**Receptions: 1**

A Stunning Two Bedroom, Two Bathroom Ground Floor Apartment | Noble Park, Epsom

Occupying arguably one of the finest positions within this imposing and beautiful building, this absolutely exceptional ground floor apartment offers approximately over 950 sq ft of elegant living space, seamlessly blending period character with stylish contemporary design.

From the moment you step inside, the quality is immediately evident. Soaring high ceilings and large double glazed floor to ceiling sash windows flood every room with natural light, creating an atmosphere of space and grandeur that is rarely found at this level. The centrepiece of the apartment is a breathtaking 25ft x 21ft double aspect living, dining and kitchen area that truly has the wow factor. Open plan in layout, with doors leading directly out to a private southerly facing patio garden that connects to the beautiful communal parkland grounds, this is the ultimate space for both relaxed everyday living and stylish entertaining.

The principal bedroom is generously proportioned and benefits from fitted wardrobes and a stunning contemporary en suite shower room. The second double bedroom is equally well served, also with fitted wardrobes, and a spacious and beautifully finished main bathroom completes the accommodation. Granite worktops feature in both the kitchen and the bathrooms, reflecting the high quality of finish throughout.





## Ashford Court, Glanville Way, Epsom, KT19

Approximate Gross Internal Area  
89.4 sq m / 962 sq ft

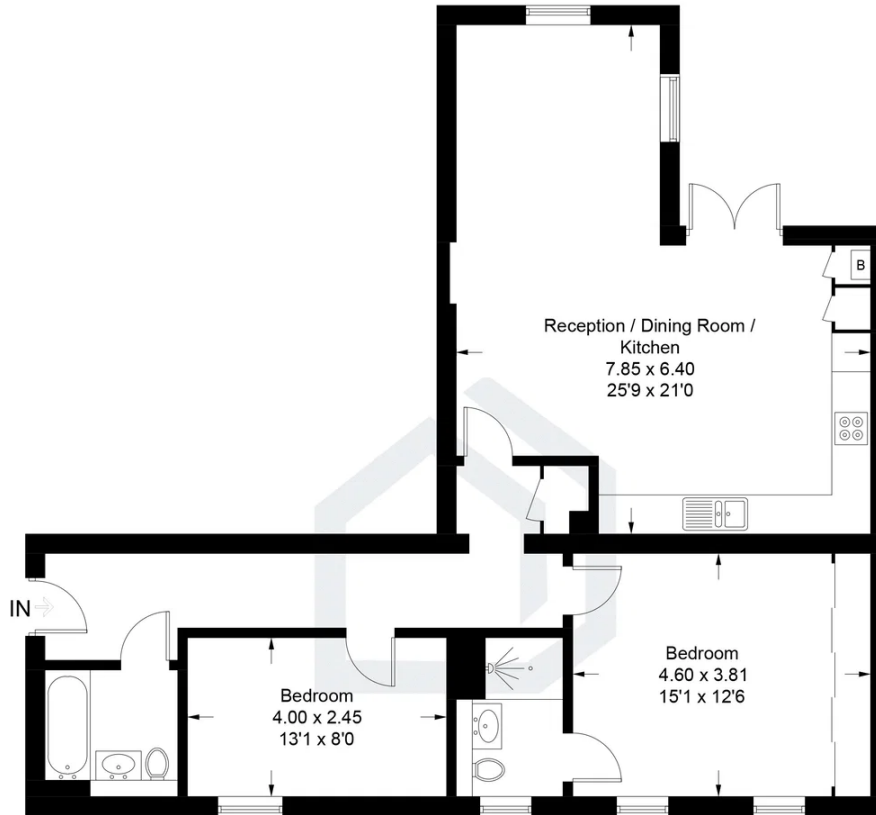


Illustration for identification purposes only, measurements are approximate,  
not to scale. floorplansUsketch.com © (ID1298990)

**Bedrooms: 2**

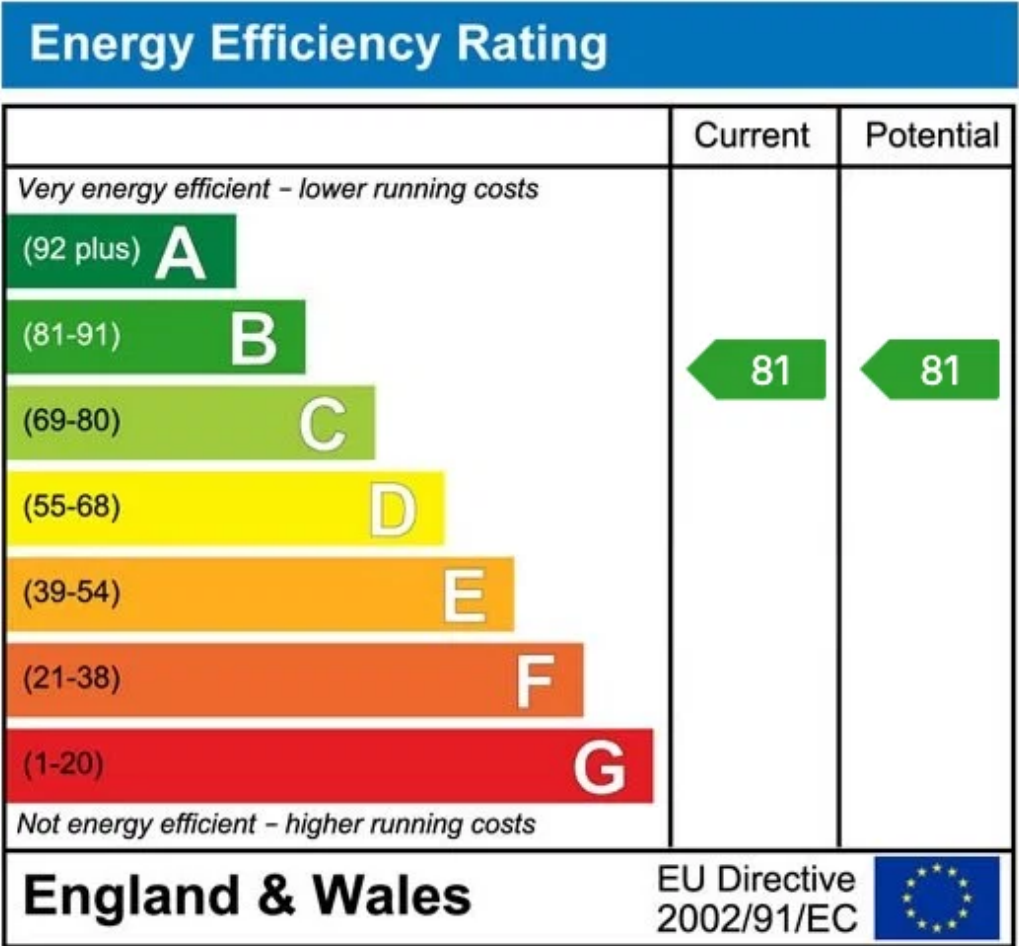
**Bathrooms: 2**

**Receptions: 1**

Practical touches are equally impressive. A welcoming entrance hall with useful storage cupboard, allocated parking with additional visitors bays, secure bike storage, and a fast fibre broadband connection all add to the everyday appeal of this exceptional home.

Outside, leafy views greet you from many of the rooms, and the south and easterly facing private patio garden provides a wonderfully peaceful outdoor retreat, linking seamlessly to the beautifully maintained communal parkland grounds of Noble Park. Nearby Stamford Green conservation area offers a nature reserve, a picturesque green with duck pond and two charming public houses, while David Lloyd Leisure Centre is within easy walking distance. Horton Country Park and Epsom Common are also close at hand, offering hundreds of acres of ancient woodland ideal for walking and cycling.

Noble Park is a quiet and highly regarded residential development, ideally placed for Epsom town centre with its wide range of shops, bars, restaurants, cinema, theatre and well regarded schools. Excellent transport links include a bus service to Epsom railway station with regular services to London Waterloo, Victoria and London Bridge, while junction 9 of the M25 is approximately three miles away, providing straightforward access to both Heathrow and Gatwick airports. The surrounding area is also well served by some of the finest Golf and Country Clubs in Surrey.



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