



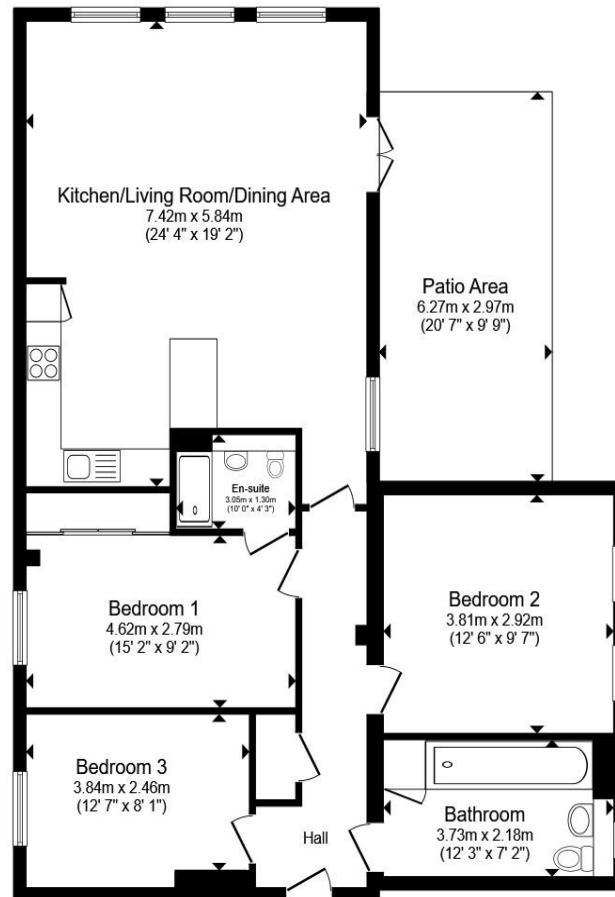
**Janeford Court, Glanville Way, EPSOM KT19 8HQ**

**welcome to**

**Janeford Court, Glanville Way, EPSOM**

Beautifully presented and bathed in natural light, this standout ground-floor home combines modern open-plan living with period charm, private outdoor space and superb access to Epsom's transport links as well as two allocated parking spaces.





## Ground Floor



This truly stunning ground-floor apartment, set within the highly prestigious Noble Park Development, offers an exceptional blend of modern living and elegant design.

Beautifully presented to a show-home standard, the property features a welcoming entrance hall with ample storage, three generous double bedrooms, two contemporary bathrooms and a superb open-plan kitchen, dining and living area filled with natural light from large sash windows and enhanced by high ceilings. French doors open onto a private patio, creating an ideal space for relaxing or entertaining.

The apartment further benefits from two allocated parking spaces, a long lease, access to beautifully maintained communal gardens and a charming courtyard area.

Perfectly positioned within this sought-after development, residents also enjoy the convenience of a direct bus service to Epsom Station and local shops, making this an outstanding opportunity for those seeking stylish, spacious and well-connected living.

Total floor area 106.1 m<sup>2</sup> (1,142 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



welcome to

## Janeford Court, Glanville Way, EPSOM

- Noble Park Development
- Ground Floor
- Three Double Bedrooms
- Two Bathrooms
- Sash Windows & High Ceilings Throughout
- Direct Access to Private Patio & Communal Gardens
- Two Allocated Parking Spaces

Tenure: Leasehold EPC Rating: B

Council Tax Band: E Service Charge: 3200.00 Ground Rent: 625.96

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2012. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

**£550,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/EPS110324](https://barnardmarcus.co.uk/Property/EPS110324)



Property Ref:  
EPS110324 - 0006

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