



Mayford Court, Epsom

The **PERSONAL** Agent

Guide Price £450,000

- Stunning first floor apartment
- Immaculate presentation
- 1076 Sq. Ft Victorian conversion
- Unique private position
- Two double bedrooms
- Ensuite & bathroom
- Allocated parking space
- Further visitors parking
- Understairs Storage
- Private Entrance

Occupying arguably one of the best positions within this imposing converted Victorian building, this absolutely stunning and immaculately presented first floor apartment offers approximately 1076 Sq. Ft of beautiful living space, with leafy views from many of the rooms, whilst retaining its privacy.

Accommodation briefly comprises a 19ft x 13ft living/dining room that really has the 'wow' factor and is open plan to a beautiful kitchen which creates the ultimate social and entertaining space, master bedroom with large en-suite, second generous double bedroom and a luxury main bathroom. The finish, presentation and position of the property itself mirrors the superb location and warrants immediate inspection to fully appreciate the unique feeling of privacy it delivers.

Set on the periphery of Horton Country Park 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.

The wealth of character that is provided by the high ceilings and large double glazed sash windows, seamlessly blends with the stylish and contemporary design touches that you may expect with a high end property of this kind. As soon as you step into the incredible living area the quality is immediately evident making this fine apartment one of the very best examples that we have seen.

Further noteworthy points to mention include extensive storage with fitted floor to ceiling wardrobes in the master bedroom, allocated parking and the remainder of the NHBC guarantee.

Noble Park is a quiet and well regarded residential

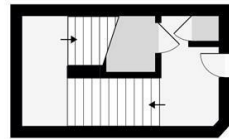
development, ideally located for Horton Golf Club and Horton Country park, enjoying walks/bike rides in a tranquil setting.

Equally convenient for Epsom town centre offering a wide range of facilities which include shops, bars & restaurants, cinema & theatre and close to popular schools. There are excellent transport links with Epsom railway station which provides regular trains to London Waterloo, Victoria & London Bridge. The M25 Junction 9 is about 3 miles drive away with access to both Heathrow and Gatwick airports.

Leasehold







Mayford Court, Sherwood Way, Epsom
 Total Area: 100.0 m² ... 1076 ft²
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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 74 | 74 |
| (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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NOBLE PARK