



Beautifully presented maisonette with private balcony

exclusive to

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Frinton Court  
Glanville Way  
Epsom  
KT19

Epsom Town Centre and Station just over a mile  
London by rail 35 minutes  
M25 (Junction 9) 5 miles  
*All times and distances are approximate*

This beautifully presented spacious one bedroom maisonette comes to market in excellent condition. The property offers natural light throughout combined with high spec modern living, making this a must see. Additional benefits include allocated parking with additional visitor parking and use of the communal gardens.

To Let £1,250pcm





Available July | One Double Bedroom |  
Unfurnished | Kitchen - Dining Area | High  
Spec | Allocated & Visitor Parking | Private  
Balcony | Quiet Development | Council Tax  
Band C | EPC C





TOTAL FLOOR AREA  
527.7 SQ FT / 49 SQ M



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IMPORTANT NOTICE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92-100) <b>A</b>                           |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England, Scotland & Wales                   |         |           |
| EU Directive 2002/91/EC                     |         |           |

Viewing  
Please call us to arrange  
a viewing appointment

1 Waterhouse Lane  
Kingswood  
01737 360000

2 High Street  
Banstead  
01737 363333

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All Areas  
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