



Chessington Road, Epsom

The **PERSONAL** Agent

Offers In Excess Of £350,000 Leasehold - Share of Freehold

- No ongoing chain
- Set within the heart of Ewell Village
- Short walk to High Street & shops
- Two well proportioned bedrooms
- Large reception room
- Sleek kitchen with integrated appliances
- Four piece white bathroom suite
- Built-in storage throughout
- Easy access to zone 6 railway stations
- Garage in block & residents parking



****END OF CHAIN**** Located in the heart of the highly desirable Ewell Village and within walking distance of both Ewell West & Ewell East railway stations, The Personal Agent are proud to present this spacious first floor apartment.

The property comprises two bedrooms, both with built in wardrobes, living/dining room, sleek white kitchen with integrated appliances and a white four piece bathroom suite. Further noteworthy points to mention include garage en bloc, modern and high quality windows and well maintained communal gardens.

Just moments away from the picturesque Hogsmill River and Spring, this first floor apartment benefits from a fantastic position being close to both Ewell West & Ewell East, zone 6 railway stations with excellent access to the city.

This exceptionally spacious and rarely available first floor apartment is decorated neutrally throughout and is ready to move straight in to.

The fitted kitchen has integrated appliances including oven and washing machine. The property has a double bedroom and a second sizable bedroom both with built in wardrobes. There is also storage space in the hallway.

Ewell Village offers a variety of shops, restaurants, cafés and pubs. The Bourne Hall hosts a public library, subterranean theatre, gymnasium, café, and local museum. It regularly holds gatherings such as fayres. In the heart of the village lies the Hogsmill river leading up to the nature reserve. There are a range of popular local schools and of course both Ewell East and West stations with their connections to London.

Nearby Epsom is a popular commuter town, located to the

south west of London and offers a good mix of state and independent schools for all age groups. Also close by is the open spaces of Epsom Downs, the home of The Derby and Nonsuch Park. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.

Tenure - Leasehold - Share of freehold
Length of lease (years remaining) - 942
Annual ground rent amount (£) - N/A
Annual service charge amount (£) - 1518.00
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.



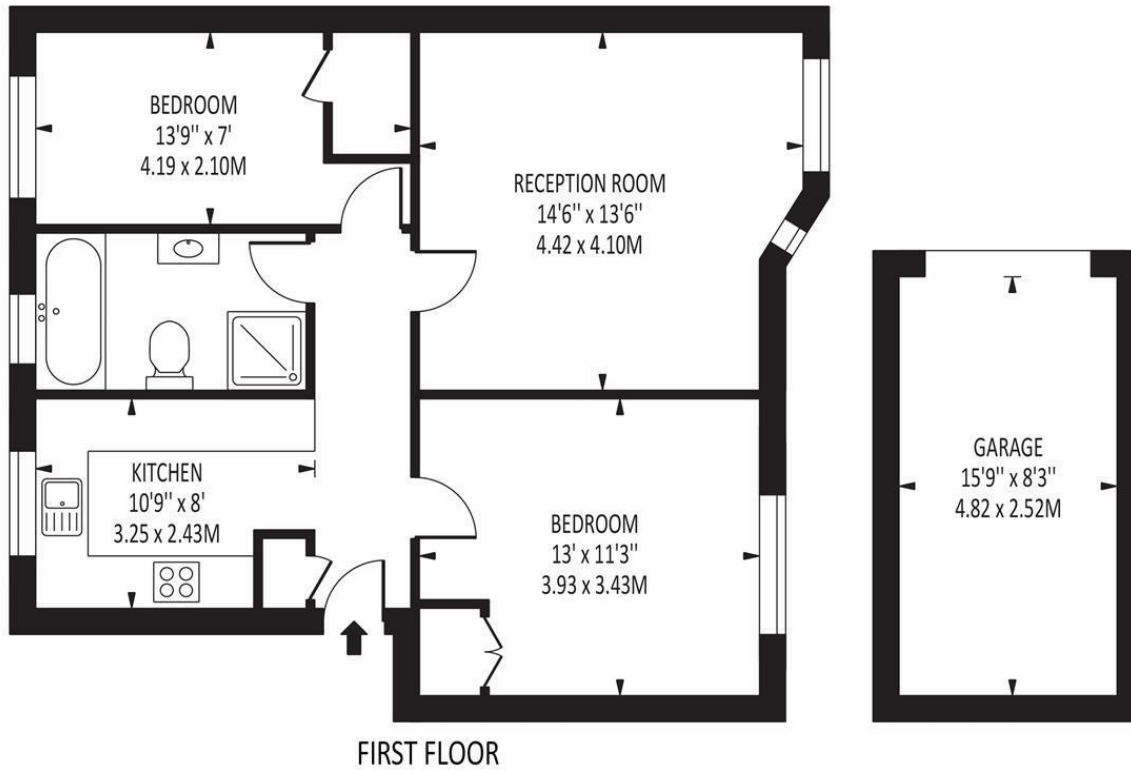


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Spring Court,
Chessington Road

Total Area: 774 SQ FT • 71.93 SQ M
(Including Garage)
Garage Area: 131 SQ FT • 12.15 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	79
(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	

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.

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