



Epsom Road, Epsom

The PERSONAL Agent

Guide Price £255,000

Leasehold

- One double bedroom
- First floor apartment
- Bay Fronted Lounge/Kitchen/Diner
- Spacious and bright
- 456 sq ft of accommodation
- Centre of Ewell Village
- Walking Distance of Station
- End of Chain



END OF CHAIN The Personal Agent are pleased to present this larger than average, immaculately presented one double bedroom first floor apartment. The property, which contains modern fittings throughout having been converted in 2013, enjoys approximately 456 sq ft of accommodation and benefits from being situated in the heart of Ewell Village.

The property would suit a diverse selection of buyers. So whether you are a first time buyer, an investor or making a downsize move, we are advising immediate inspection to fully appreciate the position and size of this rarely available prospect.

Call to arrange your private viewing at the earliest opportunity. Sole agent.

The spacious entrance hall leads on to a stunning bay fronted

lounge/kitchen/dining room which is a particular feature measuring an impressive 19 x 16. The kitchen is made up of white high gloss units and integrated appliances including a gas hob.

The stylish bedroom is a genuine double room and there is a generous sized stunning refitted separate bathroom. The property is situated in the centre of the village and within equal distance from both Ewell East and Ewell West Station. 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 outstanding links to London from both Ewell East

and West stations.

Tenure - Leasehold

Length of lease (years remaining) - 109

Annual ground rent amount (£) - 150.00

Annual service charge amount (£) - 1400.00

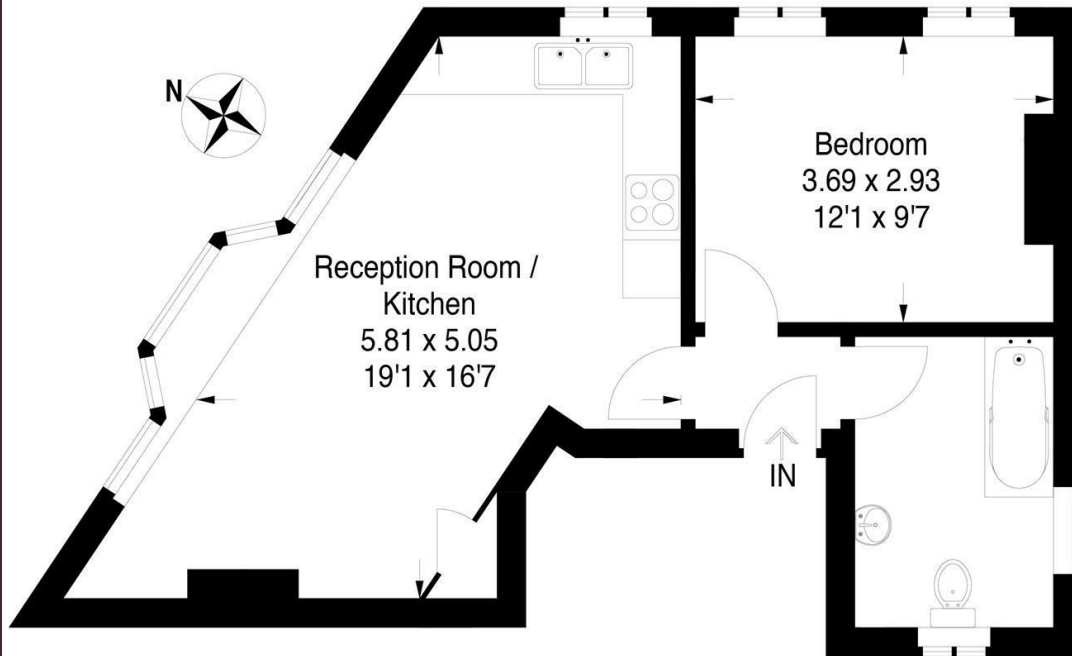
Council tax band - B

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.





Approximate Gross Internal Area = 42.4 sq m / 456 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	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	

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Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.



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