



Chessington Road, Epsom

The **PERSONAL** Agent

Offers In Excess Of £335,000 Leasehold

- Highly Sought After Location
- Two Bedrooms
- Fitted Kitchen
- Spacious Lounge/Diner
- White Bathroom
- Garage en Block
- Mature Communal Grounds
- Leasehold



The Personal Agent are proud to present this spacious ground floor apartment. The property comprises two bedrooms, one with built in wardrobes, living/dining room, kitchen with integrated appliances and a white bathroom suite including a bath and overhead shower. Further noteworthy points to mention include garage en block, modern and high quality windows and well maintained communal gardens. The property is within easy walking distance of Ewell Village and Ewell West station. Viewing is strongly advised to avoid disappointment.

This exceptionally spacious and rarely available ground floor apartment is decorated neutrally throughout and is ready to move straight in to. The 17ft open lounge/dining room has a large bay window allowing plenty of light into the area. The fitted kitchen has integrated appliances including oven and washing machine. The property has a double bedroom with double built in wardrobes and a second sizable bedroom with a

storage cupboard. There is an abundance of storage space with three internal cupboards in the hallway also. The apartment comes with a garage en block and has access to a well maintained communal garden.

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 Nork Park. The M25 (Junction 9) is a short drive away giving access to

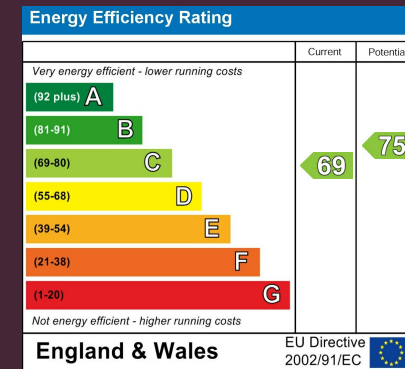
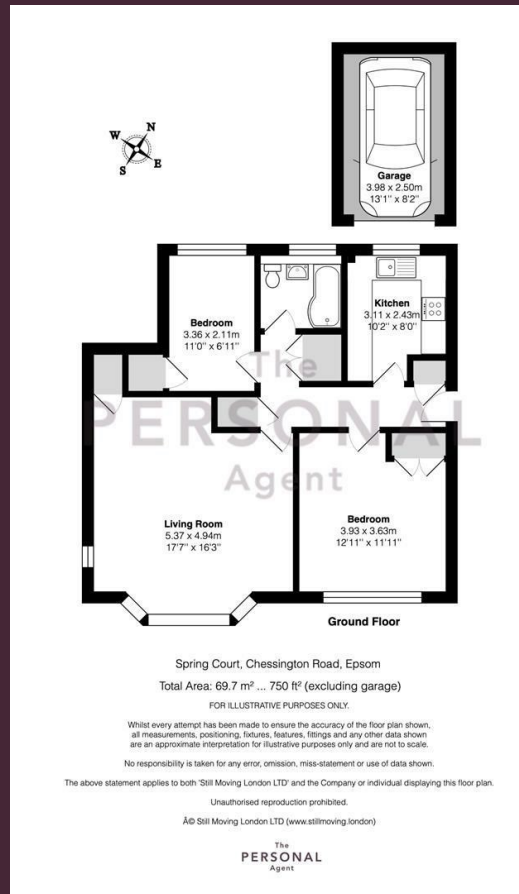
both Heathrow and Gatwick international airports.

Tenure - Leasehold
Length of lease (years remaining) - 944
Annual ground rent amount (£) - 30.00
Annual service charge amount (£) - 1380.00
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.







EPSOM OFFICE
2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE
62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE
141 High Street
Banstead, Surrey, SM7 2NS
01737 333699

LETTINGS & MANAGEMENT
163 High Street
Epsom, Surrey, KT19 8EW
01372 726 666



The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



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Agent

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