



Cheam Road, Epsom

The **PERSONAL** Agent

# Offers In Excess Of £400,000 Leasehold

- Stunning ground floor apartment
- Built in 2019
- High specification finish
- 849 sq ft
- 21 ft double bedroom
- 36 ft reception/dining/kitchen
- South westerly facing private patio
- Allocated parking
- 120 year lease
- Stones throw from East Ewell Station (Zone 6)



Enjoying a favourable position within the development and a great amount of natural light throughout, The Personal Agent are proud to present this contemporary and well-presented ground floor apartment.

Having only been built and finished in 2019, this well-proportioned apartment enjoys a 36ft x 13ft open plan lounge/kitchen/diner with patio doors to a private, south westerly facing patio to the front.

This modern apartment offers an impressive entrance hallway, 21 ft double bedroom, stunning open plan living space with defined kitchen/dining and living areas, main bathroom, separate study that is currently being used as a dressing room and allocated parking bay.

Perfect as an investment or first time buy, or perhaps a

bolt-hole for those wanting to downsize but not downgrade, this contemporary apartment benefits from an abundance of light.

The highly desirable nearby Ewell Village has a rich background dating back to the Bronze age and at the end of the middle ages King Henry VIII established Nonsuch Palace (now Nonsuch Park) in 1538. The High Street offers a variety of shops, restaurants, cafés and pubs. Bourne Hall hosts a public library, subterranean theatre, gymnasium, café, and local museum. It regularly holds gatherings such as fayres and exhibitions.

Popular Cheam Village is within close proximity with its excellent selection of shops and restaurants. There is a fantastic range of popular local schools and of course both Ewell East and Cheam stations (zone 6) which offer easy access to London with Waterloo and Victoria & London Bridge taking

approximately 40 minutes.

Early viewing highly recommended. Sole agent.

Tenure - Leasehold  
Length of lease (years remaining) - 122  
Annual ground rent amount (£) - 380.00  
Annual service charge amount (£) - 1844.40  
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.





Approximate Gross Internal Area = 78.9 sq m / 849 sq ft

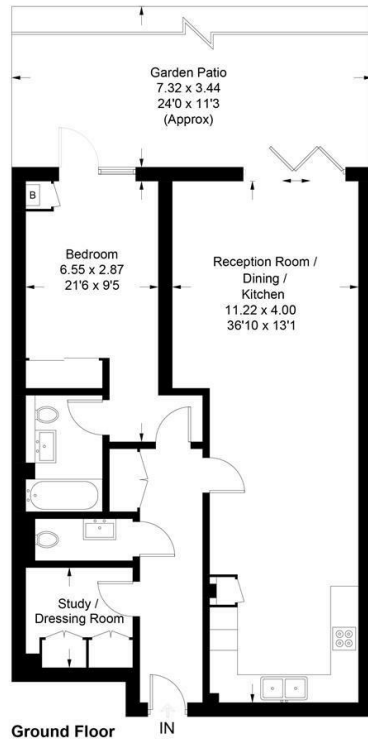


Illustration for identification purposes only, measurements are approximate, not to scale. floorplans4us@sketch.com © (ID936630)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</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		
<b>England &amp; Wales</b>	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.

