



Chessington Road, Epsom

The **PERSONAL** Agent



# Guide Price £300,000

## Leasehold - Share of Freehold

- No ongoing chain
- Set within the heart of Ewell Village
- Two well proportioned bedrooms
- Ground floor flat
- Modern kitchen
- Contemporary bathroom
- Spacious living/dining room
- Easy access to zone 6 railway stations
- Garage in block & residents parking
- Share of freehold with long underlying lease

Located in the heart of the highly desirable Ewell Village and within walking distance of both Ewell West & Ewell East railway stations, this spacious and bright, purpose built apartment benefits excellent views of the communal gardens and an abundance of natural light throughout.

Offered with no ongoing chain, this bright and spacious home offers genuinely well balanced accommodation mixed with a truly spacious feel that is not usually associated with a flat. The property would suit a diverse selection of buyers; so whether you are a first time buyer, investor, making a downsize move or considering school catchment, we recommend viewing this fine home.

Just moments away from the picturesque Hogsmill River and Spring, this ground floor apartment benefits from a fantastic position and is offered to the market with no chain and is easy access to Ewell West & Ewell East, zone 6 railway stations with excellent access to the city.



Further noteworthy points to mention include full double glazing, share of freehold, an exceptionally long underlying lease and a private garage in nearby block with residents permit parking bays throughout the development.

The property is offered to the market in good order throughout, having been well maintained over recent years with accommodation comprising two well-proportioned bedrooms, modern kitchen, modern bathroom, large and welcoming entrance hall that seamlessly links to the spacious living/dining room that in turn enjoys a pleasant outlook over the communal gardens.

The highly desirable 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 the beautiful Nonsuch Park) in 1538.

The High Street offers a variety of shops, restaurants, cafés and pubs. Bourne Hall hosts a public library, subterranean theatre,

café and local museum. It regularly holds gatherings such as fayres and exhibitions.

In the heart of the village lies the picturesque Hogsmill river leading up to the nature reserve. There are a range of popular local schools and of course both Ewell East and West Ewell stations (zone 6) offer easy access to London with Waterloo and Victoria taking approximately 35-40 minutes.

Tenure - Leasehold - Share of freehold  
Length of lease (years remaining) - 960  
Annual ground rent amount (£) - TBC  
Annual service charge amount (£) - £2250  
Council tax band - C

Viewing is essential to fully appreciate this well positioned property. Sole agent.

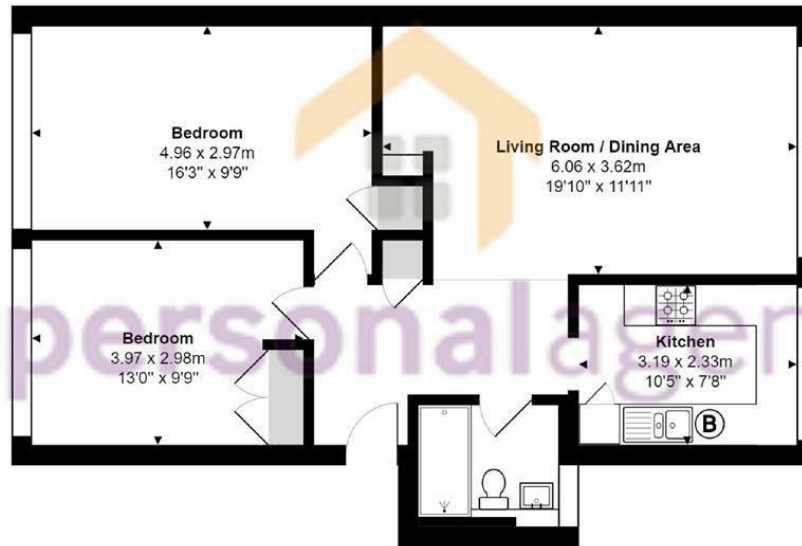












#### First Floor Flat

Chichester Court, Chessington Road, Ewell

Total Area: 70.8 m<sup>2</sup> ... 762 ft<sup>2</sup>

FOR ILLUSTRATIVE PURPOSES ONLY.

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	79
(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 & Wales		EU Directive 2002/91/EC

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