



Stoneleigh Park Road, Stoneleigh

The **PERSONAL** Agent



# £365,000

## Leasehold

- Two Double Bedrooms
- Stunning Condition Throughout
- Private Garden
- Walking Distance To Stoneleigh Station And Broadway
- Modern Kitchen And Bathroom
- Bright Reception Room
- Call For Your Viewing



The Personal Agent are delighted to welcome to the market this spacious and extremely well presented maisonette situated within easy walking distance of local shops and schools, as well as Stoneleigh railway station and Stoneleigh Broadway and local amenities.

The property boasts two generously proportioned double bedrooms and a spacious lounge. Both the kitchen and shower room have been refitted in recent years.

To the rear is a fantastic private garden which is mainly laid to lawn and enjoys a good degree of

privacy.

Early viewing highly recommended by sole agents.

Stoneleigh is a highly sought after residential area with a bustling Broadway of shops and restaurants at its heart, as well as a mainline railway station with services to Waterloo every twenty minutes. There is a choice of infant and junior schools within the immediate vicinity and the Historic Nonsuch Park runs alongside the South East side.

Both the M25 and A3 are easily accessible giving a straight forward route to London and both

Heathrow and Gatwick international airports.

Tenure - Leasehold

Length of lease (years remaining) - 88

Annual ground rent amount (£) - 100.00

Annual service charge amount (£) - N/A

Council tax band - C

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.





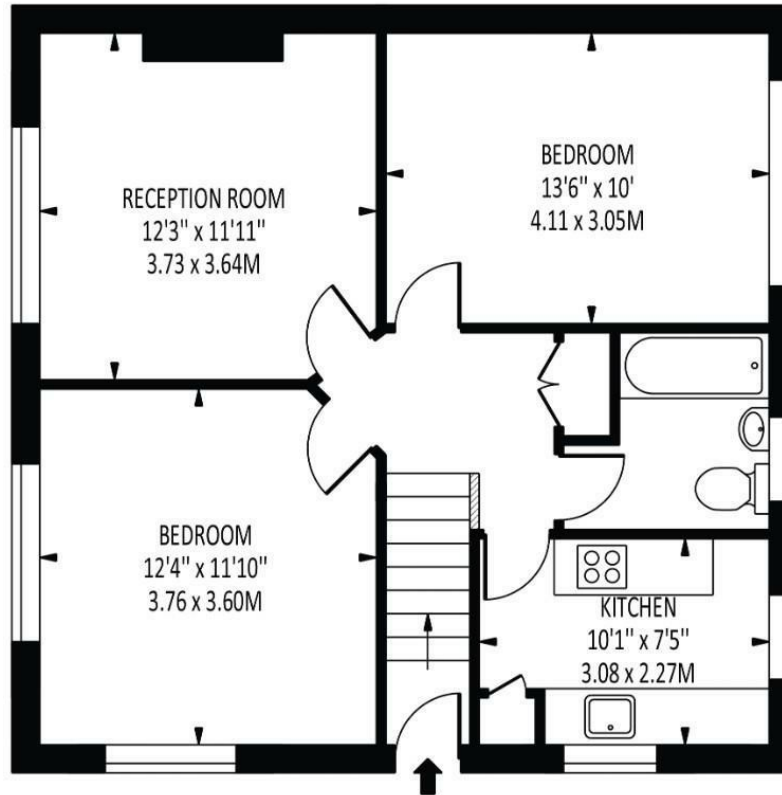




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Total Area: 638 SQ FT • 59.28 SQ M



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.

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>		
(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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**TADWORTH OFFICE**  
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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.

