



Ashdown Place, 112 Kingston Road, Ewell Village

The **PERSONAL** Agent



# Guide Price £385,000

## Leasehold

- Luxury Ground Floor Apartment
- Communal Front Entrance With Entry Phone
- Entrance Hall With Storage Cupboards
- Double Aspect Lounge/Dining Room
- Modern Fully Fitted Kitchen
- Master Bedroom With Ensuite
- Bedroom Two
- Modern Bathroom
- Allocated and Visitor's Parking Bays
- Sought After Location Close to Ewell Village

A modern and stylish ground floor two bedroom luxury apartment with allocated and visitor's parking spaces situated in an exclusive upmarket development close to Ewell Village and Stoneleigh Broadway.

Occupying an enviable position this superb apartment is only a short level walk of the secure communal front entrance and as soon you walk in you will see just how bright and airy the accommodation is and the well proportioned rooms. An internal viewing is a must in order to fully appreciate what this property has to offer.

Ashtdown Place is situated in a highly regarded residential area only a short walk of Ewell Village and West Ewell Station and and Stoneleigh Broadway, both with mainline stations less than one mile away with regular train service to central London.

This exquisite home provides the perfect opportunity to downsize without compromise or a perfect 'turn key' property you can just lock up and leave for when traveling or away from the home.

The accommodation consists of a good sized entrance hall with doors off to rooms and there is practical storage with both a storage and airing cupboard.



The spacious lounge is double aspect with plenty of room to relax and space for table and chairs and the kitchen is fully fitted with integrated appliances.

The master bedroom benefits from fitted wardrobes with a double glazed window to front aspect and there is a modern en suite shower with a large walk-in shower.

The second bedroom is a good size and is located directly opposite a modern family bathroom.

Outside the grounds are impeccably maintained with a designated parking space and additional bays for visiting guests.

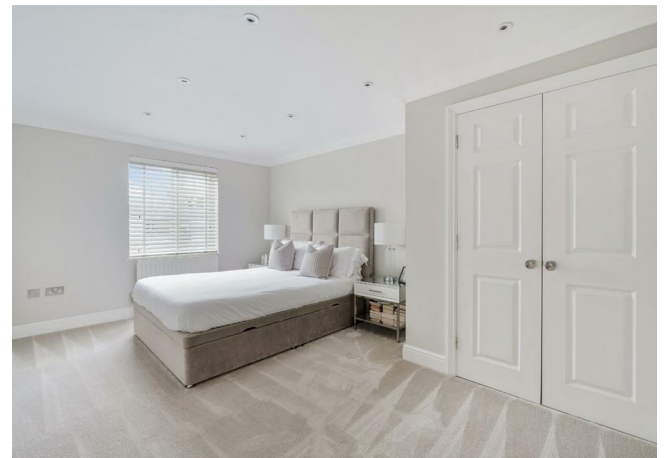
The property is situated near Stoneleigh, Ewell West & Ewell East main line stations offering regular services to Waterloo, Victoria and London Bridge (approximately 35 minutes). It also offers easy M25 (Junction 9) within a 20 minute drive, along with both Gatwick and Heathrow being 40 minutes drive away.

Ewell Village has a variety of shops including a Sainsburys Local there is also a wide variety of cafés, restaurants and pubs available locally. Ewell is a popular commuter village, located to the south west of London and offers a good mix of state and independent schools for all age groups including the

popular and sought after Glynn and Blenheim school catchments . This property is a few moments walk from the wide open spaces of the picturesque Hogsmill nature reserve, as well as the Ewell Court House library and visitor centre.

Tenure - Leasehold  
Length of lease (years remaining) - 980  
Annual ground rent amount (£) - £150.00  
Annual service charge amount (£) - £1,750.00  
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.



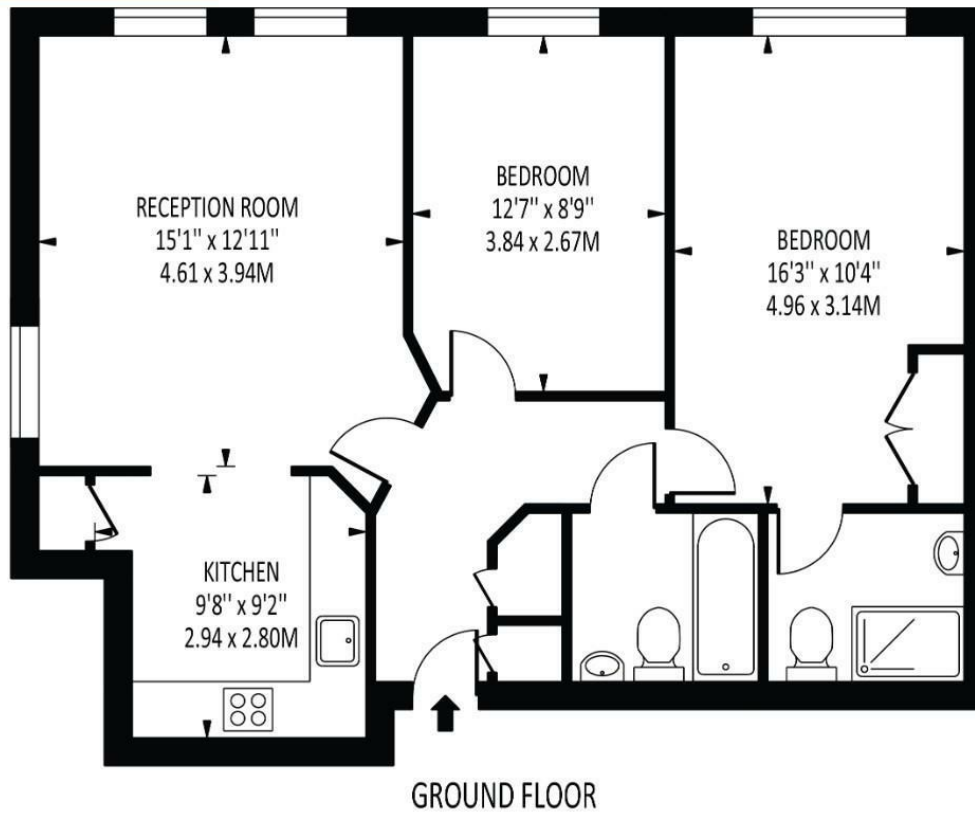




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**Ashdown Place**  
Total Area: 736 SQ FT • 68.41 SQ M



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>                            | 74      | 78                      |
| (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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#### LETTINGS & MANAGEMENT

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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.



