



Gatley Avenue, Ewell

The **PERSONAL** Agent

Offers In Excess Of £225,000 Leasehold

- Stylish Ground Floor Apartment
- Entrance Hall With Fitted Storage
- 12'9" x 11'11" Lounge/Dining Room
- Modern Fully Fitted Kitchen
- Double Bedroom
- Modern Bathroom
- Well Established Communal Grounds and Gardens
- Lockable Storage Unit Close By
- Double Glazing and Gas Central Heating
- Close to Ewell Village and Stoneleigh Broadway

The Personal Agent are pleased to present this beautifully presented one double bedroom ground floor purpose built apartment which enjoys easy access to well established communal grounds and gardens and includes a handy brick built storage shed/bike store.

With neutral decoration throughout you can just move in, put your furniture down and settle in very quickly and with a modern fully fitted kitchen and separate lounge/dining room as well as a good sized double bedroom, this is a fantastic opportunity to get on the property ladder or the perfect property to downsize without compromise.

Whilst the convenient location means that Ewell Village and Stoneleigh are both easily accessible for work and relaxation, or for the train station into London.



Outside there are well maintained communal areas and to the side there is a useful lockable storage shed.

Further noteworthy points to mention include full double glazing, gas central heating, combi-boiler and unrestricted on road parking is available just outside.

Ewell Village has a variety of shops including a Sainsburys Local, and a wide variety of cafés, restaurants and pubs available locally. Ewell 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 including a number of Ofsted 'Excellent' rated schools again at all age groups.

While West Ewell equally offers fantastic transport links to London and beyond along with a number of great

local amenities and attractions such as Horton Country Park, Hogsmill Nature Reserve, local leisure and gyms including the popular David Lloyd.

Tenure - Leasehold

Length of lease (years remaining) - 93

Annual ground rent amount (£) - 10.00

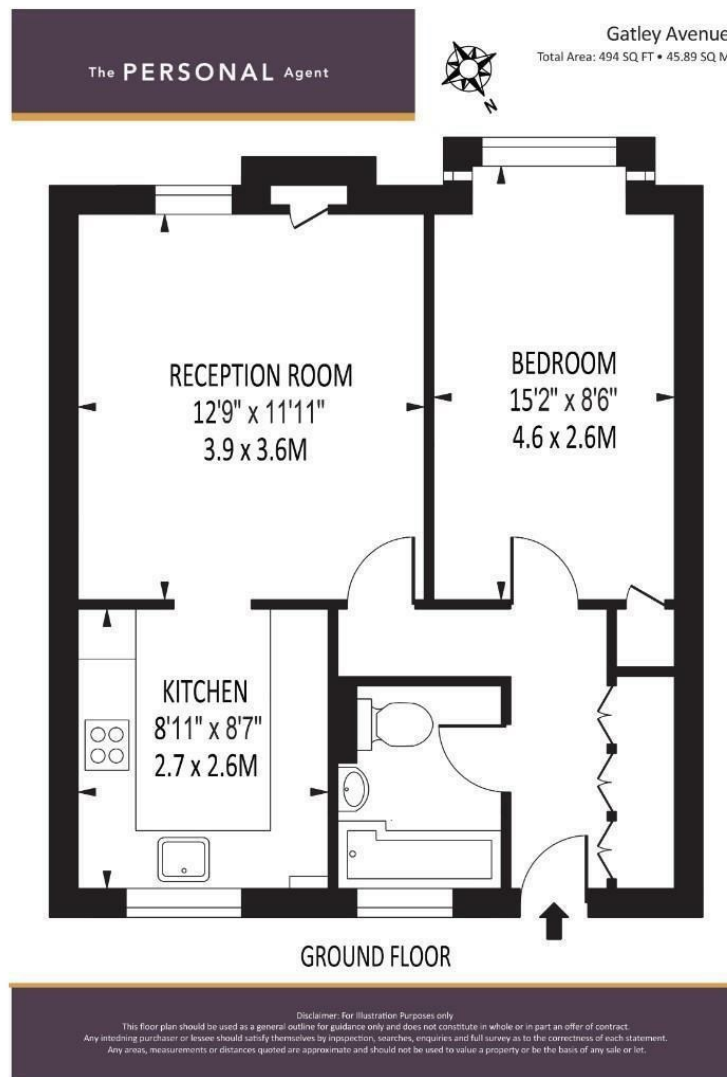
Annual service charge amount (£) - £1299.35

Council tax band - B

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.







| Energy Efficiency Rating | | |
|---------------------------------------------|---------|----------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 72 | 78 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | 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.

