



Kingston Road, Stoneleigh/Ewell

The **PERSONAL** Agent



# Price Guide £370,000

## Leasehold

- Secure Gated Development
- Allocated Parking Bay Plus Visitors Parking
- Communal Grounds and Gardens
- Entrance Hall with Storage
- Spacious Lounge With Juliet Balcony
- Open Plan Kitchen With Breakfast Bar
- Master Bedroom with EnSuite
- Bedroom Two and Separate Bathroom
- Ideally Located For Stoneleigh Station
- 100 Year Plus Lease



The Personal Agent are proud to present to the market this upper ground floor two bedroom modern purpose built apartment which is situated within easy walking distance of local shops, schools and Stoneleigh railway station.

Offered in excellent condition and set within a highly desirable gated development, this spacious and bright apartment enjoys a fantastic position within this well regarded development and benefits from a secure gated entrance and allocated parking.

Such is the rarity of these apartments becoming available, especially within such close proximity of Stoneleigh Broadway and railway station, not to mention the historic Non Such Park, we are recommending immediate viewing to fully appreciate the position and accommodation.

The property has been recently updated and would make a perfect first time buy or be equally suited to someone looking to downsize or as a buy to let investment.

The fantastic position blends bright and spacious accommodation with highly practical day to day living. There is a wonderful modern kitchen with

breakfast bar seating area, a spacious living room, double bedroom with ensuite shower room, further double guest bedroom which can also be used as a work from home office and modern bathroom suite. The property benefits further from a security entry system and communal hallway that provides easy access direct to your front door, it really covers all bases.

The property offers a modern and stylish living space with a spacious lounge and open plan fully fitted kitchen with breakfast bar seating area and a Juliet balcony to the rear above allowing in plenty of natural light and views over well maintained communal grounds and gardens.

The Master bedroom has a stylish ensuite shower room which matches the family bathroom.

There are communal gardens to the front and rear of this sought after apartment block, and electronically gated parking below it and the property benefits further from an entry phone system and communal hallway that provides easy access direct to your front door, it really covers all bases.

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) - 104  
Annual ground rent amount (£) - 200.00  
Annual service charge amount (£) - 1305.00  
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.





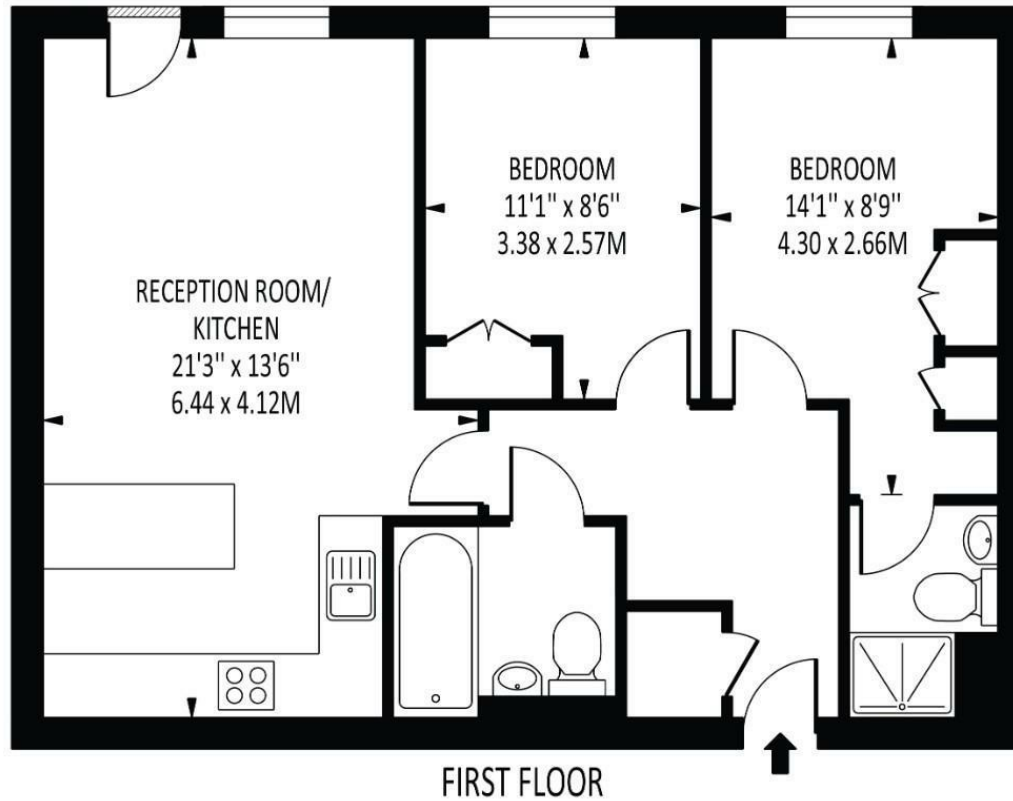


The **PERSONAL** Agent



Gainsborough Court,  
Kingston Road

Total Area: 617 SQ FT • 57.28 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		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

**78** **79**

**EPSOM OFFICE**  
2 West Street  
Epsom, Surrey, KT18 7RG  
01372 745 850

**STONELEIGH/EWELL OFFICE**  
62 Stoneleigh Broadway  
Stoneleigh, Surrey, KT17 2HS  
020 8393 9411

**BANSTEAD OFFICE**  
141 High Street  
Banstead, Surrey, SM7 2NS  
01737 333 699

**TADWORTH OFFICE**  
Station Approach Road  
Tadworth, Surrey, KT20 5AG  
01737 814 900

**LETTINGS & MANAGEMENT**  
157 High Street  
Epsom, Surrey KT19 8EW  
01372 726 666

The  
**PERSONAL**  
Agent

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.  
Registered in England No. 4398817.



**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.



