



Kingston Road, Ewell

The **PERSONAL** Agent



# Guide Price £375,000

## Leasehold

- Stunning mansion conversion apartment
- Well established communal grounds
- Residents car park and garage en bloc
- Spacious lounge /dining room
- Fully fitted kitchen
- Three double bedrooms
- Modern family bathroom
- Easy access to Ewell West train station
- Exclusive Ewell village location.
- Viewing by appointment

The Personal Agent are delighted to present to the market this spacious and well proportioned three bedroom apartment, set within the sought after Grange Mansions development and offering generous accommodation of approximately 1,073 sq ft, including a garage.

The property opens into a welcoming entrance hall with ample storage, leading through to a superb reception room measuring over 16ft in length. This bright and airy space benefits from a bay window and provides an excellent area for both relaxing and entertaining.

The separate kitchen is well sized, offering a range of fitted units, generous worktop space and room for additional appliances, making it both practical and functional for everyday living.

There are three well proportioned bedrooms, including a particularly generous principal bedroom measuring over 12ft,



alongside two further bedrooms that could comfortably accommodate family members, guests or be utilised as a home office. A family bathroom and separate WC complete the internal accommodation, adding convenience for busy households.

Externally, the property benefits from a detached garage, providing secure parking or additional storage.

Offering spacious lateral living in a well regarded development, this apartment would suit a wide range of buyers, including downsizers, families and those seeking excellent room proportions in a convenient location. Early viewing is highly recommended to fully appreciate the size and layout on offer.

Grange Mansions enjoys well maintained landscaped communal garden and then property is offered with a share of the freehold. Situated within close proximity to Ewell Village, Bourne Hall Park and Medical Centre and both Ewell West & Ewell East main line station offering regular services to Waterloo, Victoria and

London Bridge (approximately 35 minutes). It also offers easy access to the A3 and M25 (Junction 9).

Ewell Village has a variety of shops including a Sainsburys Local there is also a wide variety of cafés, restaurants and pubs available locally.

Tenure - Leasehold

Length of lease (years remaining) - 92

Annual ground rent amount (£) - Included in the service charge.

Annual service charge amount (£) - £1,560

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.





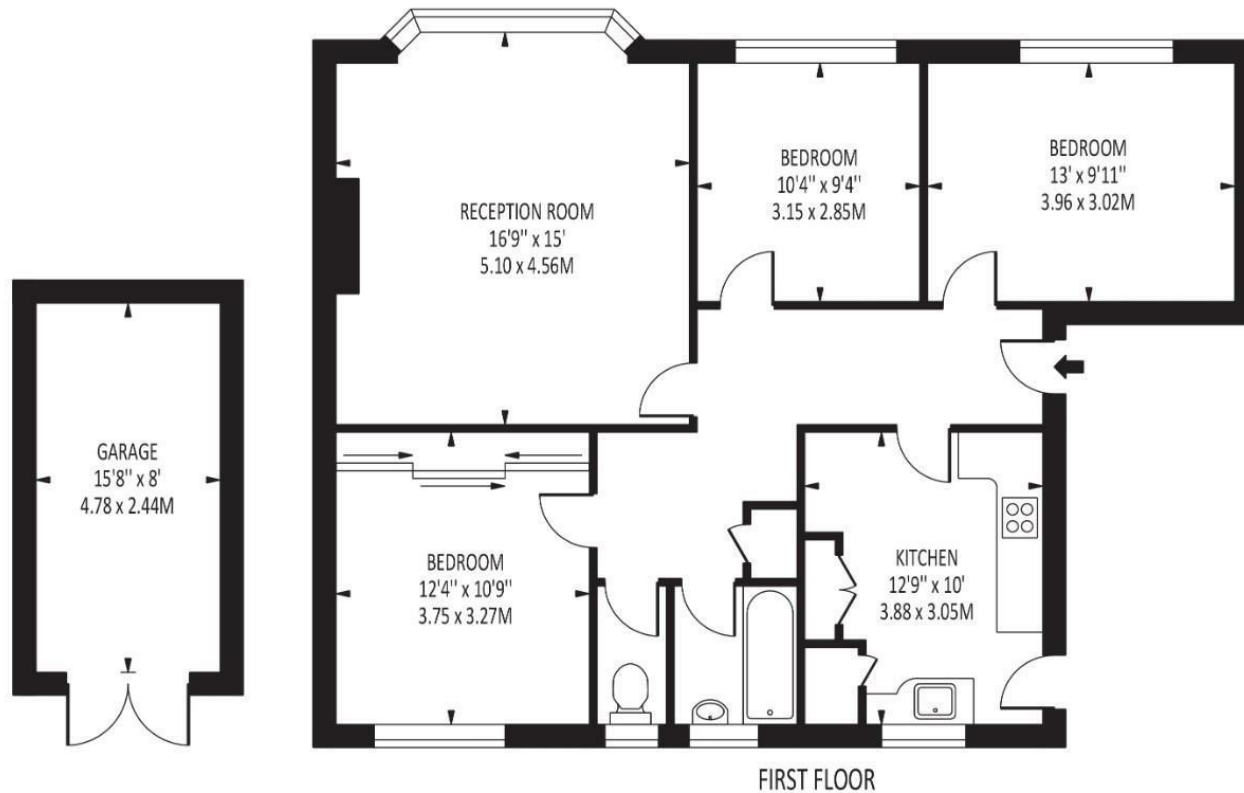




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## Grange Mansions

Total Area: 1073 SQ FT • 99.64 SQ M  
(Including Garage)  
Garage Area : 126 SQ FT • 11.66 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		
	74	81
England & Wales		
EU Directive 2002/91/EC		

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### BANSTEAD OFFICE

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### TADWORTH & KINGSWOOD OFFICE

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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.



