



Ruxley Lane, West Ewell

The **PERSONAL** Agent

Guide Price £400,000

Leasehold - Share of Freehold

- Stunning modern development
- Short walk from Horton Country Park
- Spacious & bright first floor apartment
- Private balcony & shared outside courtyard
- Stylish & contemporary kitchen
- Luxurious four piece bathroom
- Two generous bedrooms with ample storage
- Impressive 19ft x 16ft reception space
- Allocated parking bay & EV charging point
- Rare opportunity to buy in this new development

The Personal Agent are pleased to present this extremely rare opportunity to secure a nearly new build apartment within this contemporary and stylish block that is located on a bold corner plot and just a short walk away from the open green spaces of Horton Country Park.

This particular apartment benefits from a fantastic position on the first floor of the building and at the rear of the development, alongside pleasant outlooks from all windows including the private balcony with a green outlook. There are three storage cupboards within the welcoming entrance hall, a rarity in new apartments.

Enjoying the remainder of a ten-year building warranty and guarantee, every element of this property has been designed to enable you to live in style and comfort, with quality 'Bosch' appliances, stone worktops, contemporary kitchen with dedicated dining area and a truly elegant bathroom, all hand-picked and finished with style and expertise. Furthermore, there is an allocated parking bay, share EV charging point, and visitors parking available and a private fully enclosed courtyard shared between three apartments.



There are many elegant and stylish features in this apartment, none more so than the main reception room which is filled with lots of light, plus with the private balcony and outside space that is the perfect space to take your morning coffee, it really ticks the boxes.

The development was completed in 2023 and have been finished to an exacting standard throughout, which is clear to see, however there is also the remainder of the 10 year new build guarantee for that extra piece of mind. The communal areas are smart and well designed with allocated parking bays with EV charging points as well as visitors parking bays too.

The building also benefits from solar panels for increased efficiency and secure video entry phone system too.

Accommodation briefly comprises of a large entrance hall with built-in cupboards, two generous bedrooms with a private balcony from the principal suite, 19ft x 16ft reception room including the stylish kitchen with central island and a high quality bathroom suite.

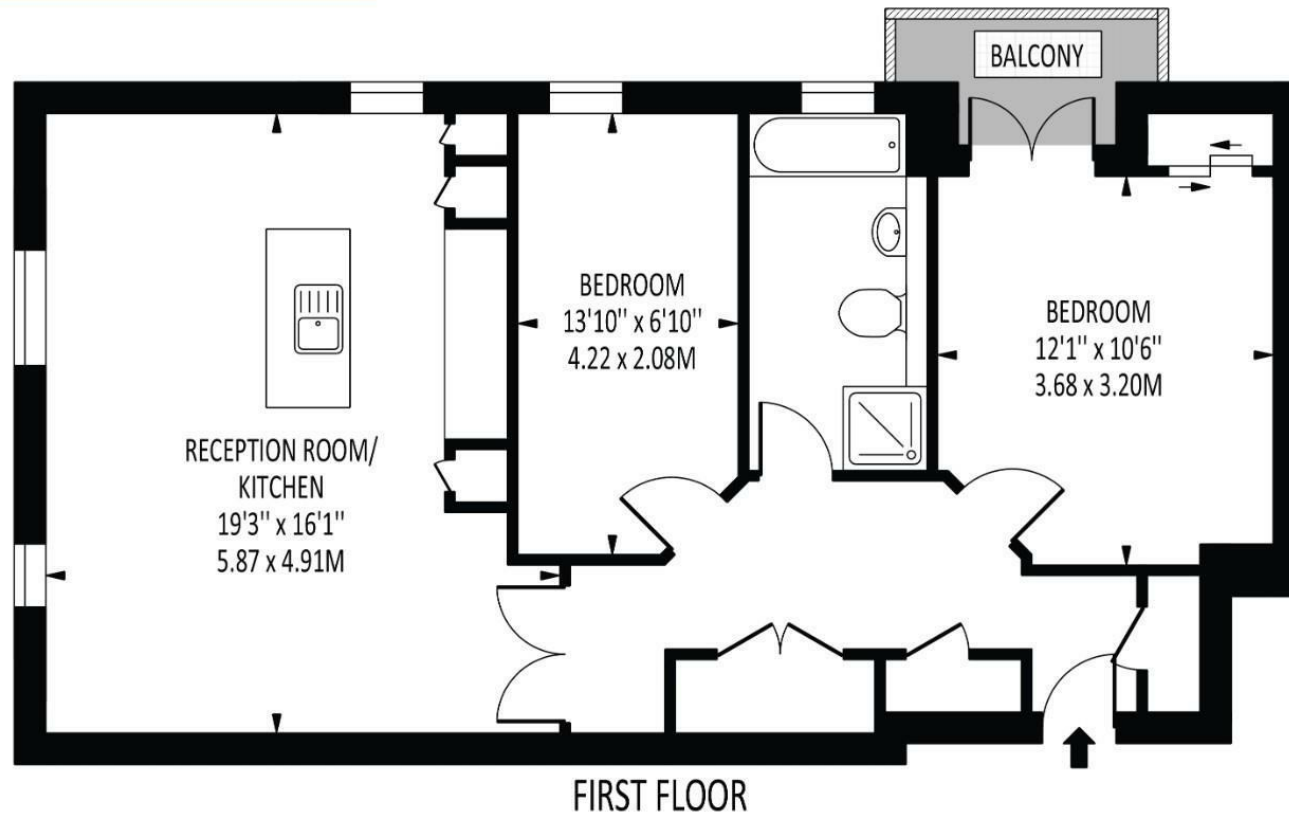
The property enjoys a highly practical location which is on a main bus route as well as having easy access to the A3 and Kingston upon Thames too. Nearby, is the historic Ewell Village and The Hogsmill River that links to the nature reserve and West Ewell. There are a range of popular local schools and of course Chessington North, Ewell East and Ewell West stations with their connections to London that are within a short distance away.

Tenure - Share Of Freehold
Length of lease (years remaining) - 999 From New, 995 remaining.
Annual ground rent amount (£) - Peppercorn
Annual service charge amount (£) - £1120
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.







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) A		
(81-91) B	86	86
(69-80) C		
(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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