Gatley Avenue, Ewell

The PERSONAL Agent

Guide Price £235,000

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.

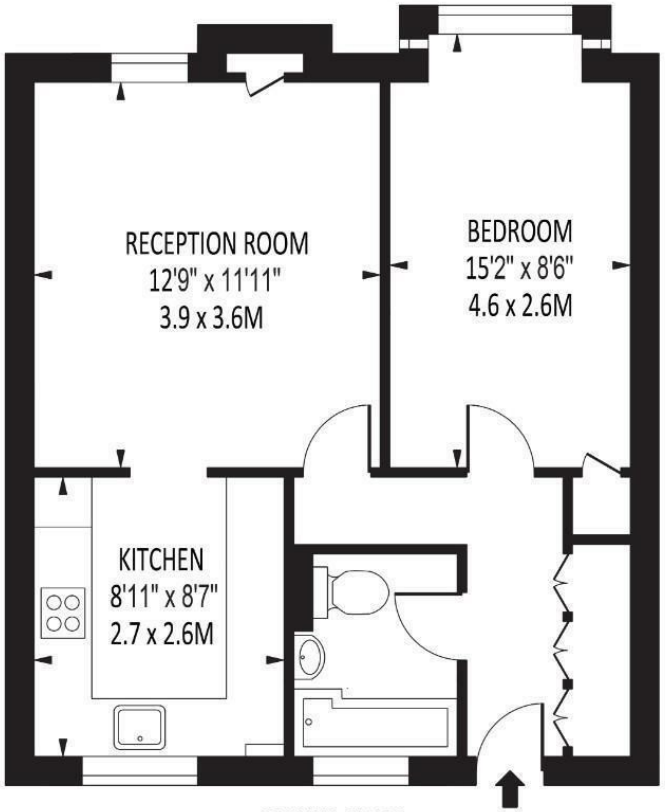
Tenure - Leasehold
Length of lease (years remaining) - 93
Annual ground rent amount (£) - 10.00
Annual service charge amount (£) - £1299.35
Council tax band - B

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.

The PERSONAL Agent

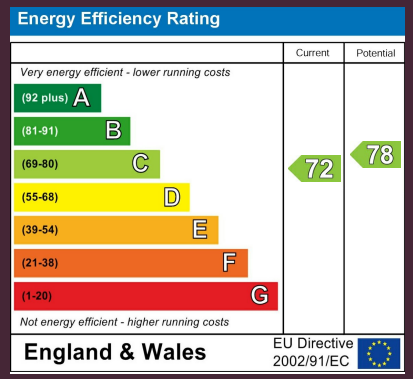
Gatley Avenue

Total Area: 494 SQ FT • 45.89 SQ M



GROUND FLOOR

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.



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.