



Kingston Road, Ewell Village

The **PERSONAL** Agent

Guide Price £375,000

Leasehold - Share of Freehold

- Beautifully Appointed Ground Floor Luxury Apartment
- Spacious Entrance Hall With Fitted Storage
- Modern Fully Fitted Kitchen/Breakfast Room
- Lounge/Dining Room With Feature Fireplace
- Two Double Bedrooms
- Modern Family Bathroom With Separate W.C
- Insulated and fully refurbished by the current owner
- Residents Car Park and Garage En-bloc
- Share of Freehold With 90 Plus Year Lease
- Close To Ewell Village and Two Mainline Stations



The Personal Agent are delighted to be marketing what is without a doubt one of the most impressive ground floor apartments currently available within the Ewell Village area at this price point.

This well presented two bedroom apartment is situated centrally within this highly sought after mansion block development in the heart of Ewell Village, just moments from the picturesque Hogsmill River and within walking distance of both Ewell West and Ewell East railway stations.

Offering over 850 sq ft of flexible accommodation including two double bedrooms, an 18ft reception room, generous fitted kitchen and a modern bathroom with separate W.C it's difficult to overlook the many stand out points this apartment enjoys.

Furthermore the apartment benefits from views over the stunning communal gardens and a huge amount of natural light throughout with direct access to the outside.

Upon entering the apartment the quality of finish and sheer space available is immediately apparent. The large and welcoming entrance hall leads to all rooms which are bright and light as well as being nicely decorated throughout.

The stunning 18ft lounge/dining room is a wonderful entertaining space and enjoys a peaceful outlook over the communal grounds from its bay window. The spacious modern kitchen has been fully fitted with matching a breakfast bar, integrated oven and hob as well as plenty of work surface space. The master bedroom is generous and enjoys ample fitted wardrobe space whilst the second bedroom is also an excellent size. Accommodation is completed by a modern bathroom with an adjoining w.c.

An often overlooked practical point of these style of flats in Grange Mansions is that there is a main entrance to this apartment and a trades persons entrance with a back door to the kitchen, adding an element of practicality with quick access to parking, deliveries and communal bins store.

There is a useful garage en bloc and onsite parking is available on a 'first come, first served' basis via the residents car park and there is on road parking outside on Kingston Road.

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.

Share Of Freehold- 93 plus year lease
Ground Rent/Service Charge: £1,575 per annum
Council Tax: Currently Band 'D'

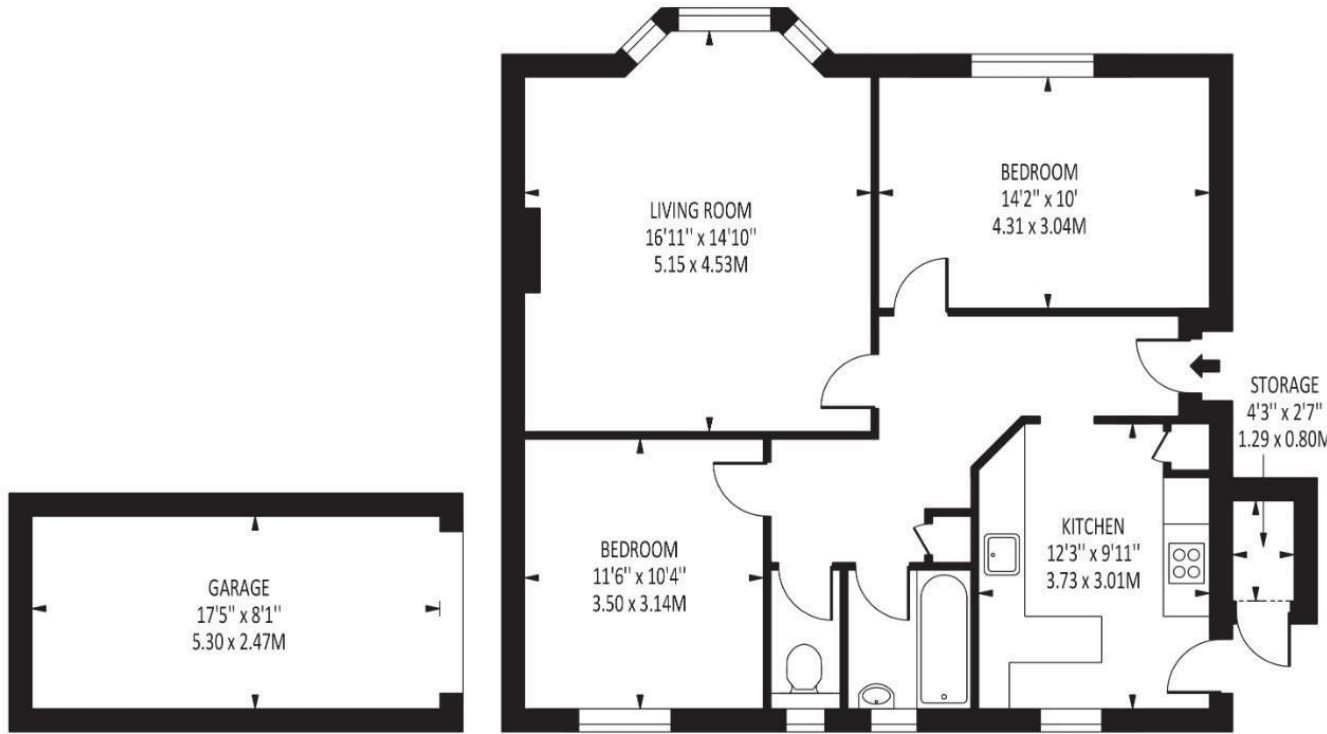
PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.





Grange Mansions

Total Area: 944 SQ FT • 87.70 SQ M
 (Including Garage & Storage)
 Garage Area : 141 SQ FT • 13.09 SQ M
 Storage Area : 11 SQ FT • 1.03 SQ M



GROUND FLOOR

| Energy Efficiency Rating | | Current | Potential |
|---|--|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 88 |
| (81-91) B | | | |
| (69-80) C | | 71 | |
| (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 | |

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.

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