



Queens Court, Ewell

The **PERSONAL** Agent

Offers In Excess Of £300,000 Leasehold

- Set Within A Popular Development
- Close To Ewell Village And Ewell West Train Station
- Two Spacious Bedrooms
- Open Plan Kitchen Lounge Dining Room
- Modern Family Bathroom
- Private Balcony
- Chain Free



Situated in a highly sought after development on the edge of Ewell Village centre is this modern and stylish, two bedroom apartment.

The property offers a spacious lounge / dining room which is open plan to the fitted kitchen and has a door to a private L shaped balcony. There are two sensibly proportioned bedrooms and a modern family bathroom to complete the internal layout.

The property further benefits from one allocated parking space, and is a short walk from Ewell

West railway station and Ewell village centre.

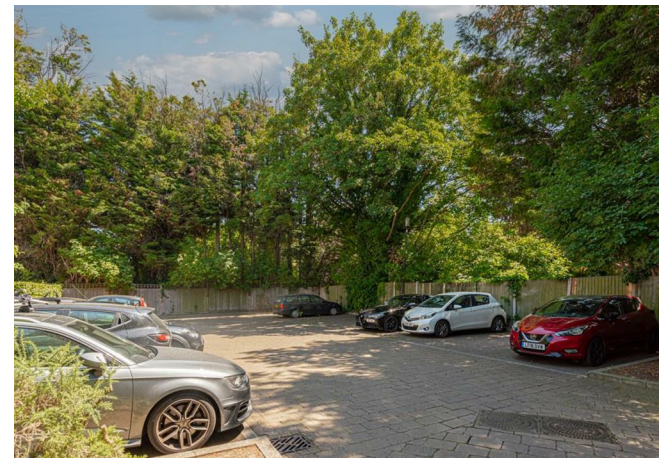
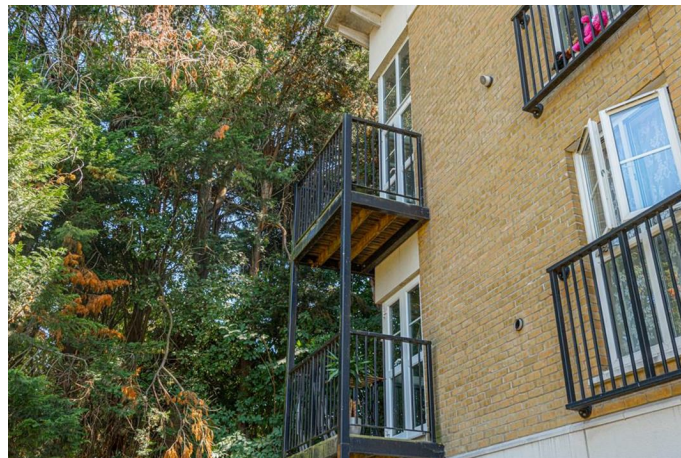
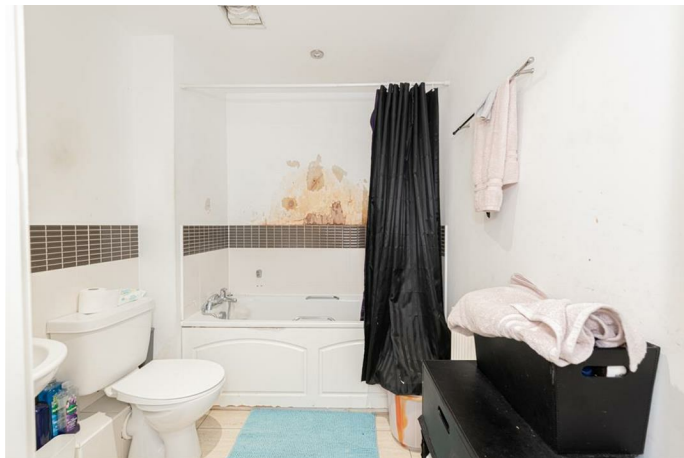
No chain. Sole agents.

Ewell Village offers a variety of shops, restaurants, cafés and pubs. Bourne Hall hosts a public library, subterranean theatre, gymnasium, café, and local museum. It regularly holds gatherings such as fayres. In the heart of the village lies the Hogsmill river leading up to the nature reserve. There are a range of popular local schools and of course both Ewell East and West stations with their connections to London.

Length of lease - 134 years
Annual ground rent - £250
Annual service charge - £2012.40

Council tax band - C

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.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	79
(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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Agent

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.

