Cox Lane, West Ewell

The PERSONAL Agent

Guide Price £340,000

Leasehold

- Stunning first floor apartment
- Double bedrooms
- Open plan kitchen, lounge dining room
- Modern family bathroom with private en suite to master
- Block is less then ten years old
- Private and landscaped communal rear garden
- Additional storage cupboard
- Minutes walk to shops
- Low monthly costs
- Viewing by appointment

The Personal Agent are delighted to present this beautifully presented and generously proportioned two bedroom first floor apartment, situated within a highly desirable modern development that is less than ten years old. Offering contemporary accommodation throughout, this superb home is ready to move straight into.

Presented in excellent condition throughout, this beautifully maintained two bedroom first floor apartment offers spacious and contemporary accommodation extending to approximately 698 sq. ft., making it ideal for first time buyers, downsizers or investors.

The impressive 21ft open plan reception room/kitchen provides a bright and versatile living space, perfect for both everyday living and entertaining. The modern kitchen is seamlessly integrated with the living area, creating a stylish and sociable environment.

Both bedrooms are generous doubles, with the principal bedroom benefiting from a contemporary en-suite shower room. A separate modern family bathroom provides additional convenience.

Further benefits include a useful internal storage cupboard and welcoming central entrance hall. Finished to a high standard and ready to move into, this superb apartment combines modern open-plan living with well-balanced accommodation. Early viewing highly recommended.

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.

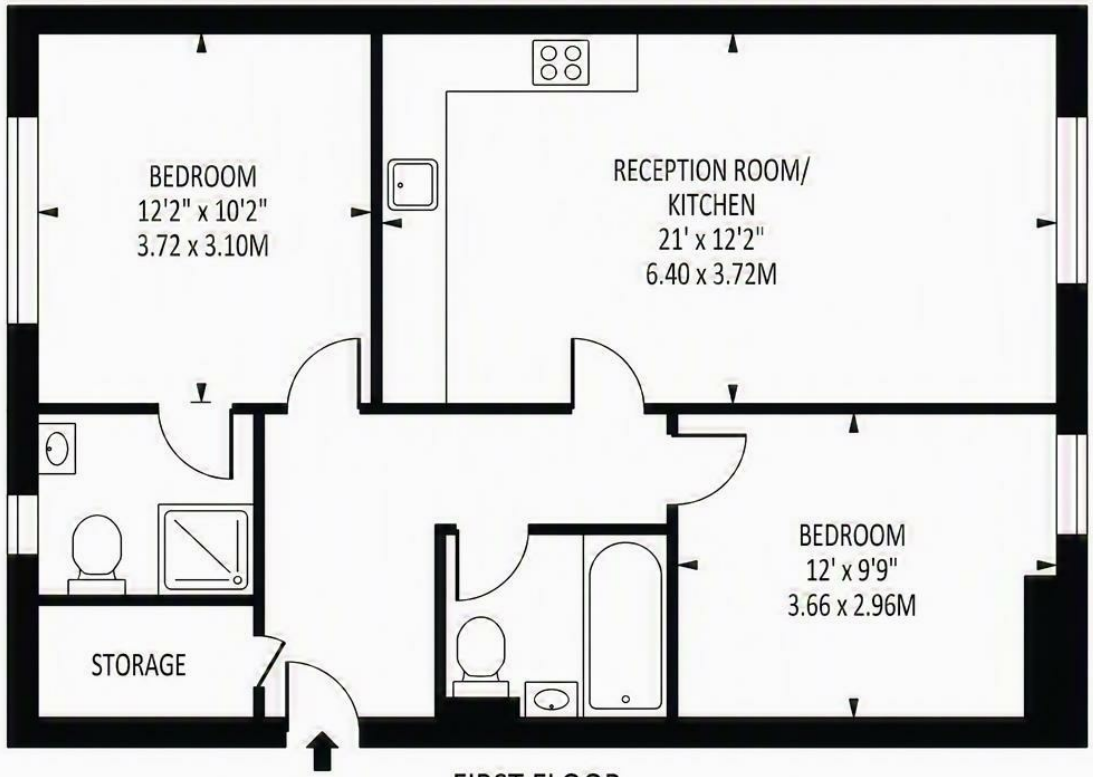
There are a range of popular local schools and of course Chessington North, Ewell East and Ewell West stations with their connections to London that are are within a short distance away.

Tenure- Leasehold
Length of lease (years remaining) - 245
Annual ground rent amount (£) - 360.00
Annual service charge amount (£) - 1,600.00
Council tax band - D

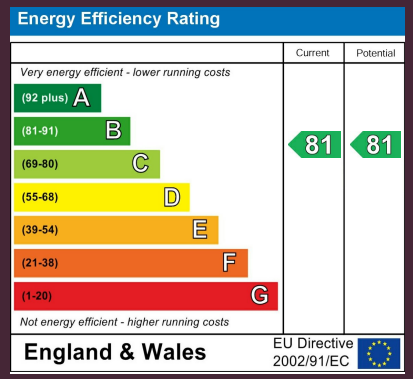
PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase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

The PERSONAL Agent

Copthorne House,
Cox Lane
Total Area: 698 SQ FT • 64.86 SQ M



FIRST 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 & KINGSWOOD 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.