



Tealing Drive, Ewell

The **PERSONAL** Agent



# £300,000

## Leasehold

- New Build Apartment
- Allocated Parking Available
- Communal Lift For Easy Access
- Video Entry Phone System For Enhanced Security
- EV Charging Points For Eco-Friendly Living
- Stunning Finish Throughout
- 10-year Structural Warranty For Peace Of Mind
- Close to Both Tolworth And Stoneleigh Stations
- Viewing By Appointment
- Chain Free

The Personal Agent is delighted to introduce Tealing Court, an exclusive collection of 18 stylish new-build apartments, perfectly positioned for convenient access to transport links.

Designed with modern living in mind, each apartment benefits from a ten-year building warranty, ensuring peace of mind. The interiors have been thoughtfully crafted to combine style and comfort, featuring state-of-the-art kitchens with quality integrated appliances, elegant stone worktops, and sophisticated bathrooms, all finished to the highest standard.

Additional benefits include allocated parking, EV charging points, and secure cycle storage. Plus, for those seeking a seamless move, there's even the opportunity to purchase a designer furniture pack tailored to the space.

Experience contemporary living at its best—welcome to Tealing Court.



Welcome to this beautifully designed apartment within Tealing Court, a contemporary new-build development offering high-quality finishes, modern aesthetics, and thoughtful design throughout.

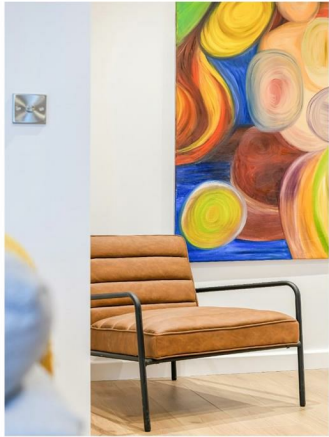
Step into the stylish open-plan kitchen and living space, where a sleek, handle-less navy kitchen is complemented by authentic woodgrain detailing and white marble-effect worktops. Fully equipped with integrated appliances, including a microwave, fridge freezer, washer dryer, and dishwasher, this kitchen is designed for both convenience and sophistication. An electric induction hob, oven, and extractor fan complete the space, while soft-close doors and drawers add a refined touch.

The apartment features light oak laminate flooring throughout the living area and bedroom, creating a warm and seamless flow, while the bathroom is finished with porcelain floor tiles for a sleek, modern look.

The elegant bathroom has been meticulously designed with ceramic wall tiles, a white bath with a wall-mounted shower and screen, a square countertop basin, and a soft-close toilet pan. Additional luxury touches include a heated towel rail, built-in mirror, and a shaver socket.

Tealing Court is nestled in the Borough of Epsom & Ewell, Surrey, just 15 miles southwest of central London. Ideally positioned for commuters, the development offers excellent transport links, with Stoneleigh and Tolworth stations providing direct rail services to London Waterloo in just 35 minutes.

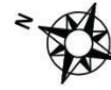
For those traveling by road, Central London and Portsmouth are easily accessible, both within a short drive. Additionally, local bus services, conveniently located opposite Tealing Court, provide direct routes to Kingston, Epsom town centre, and nearby hospitals, ensuring seamless connectivity for residents.



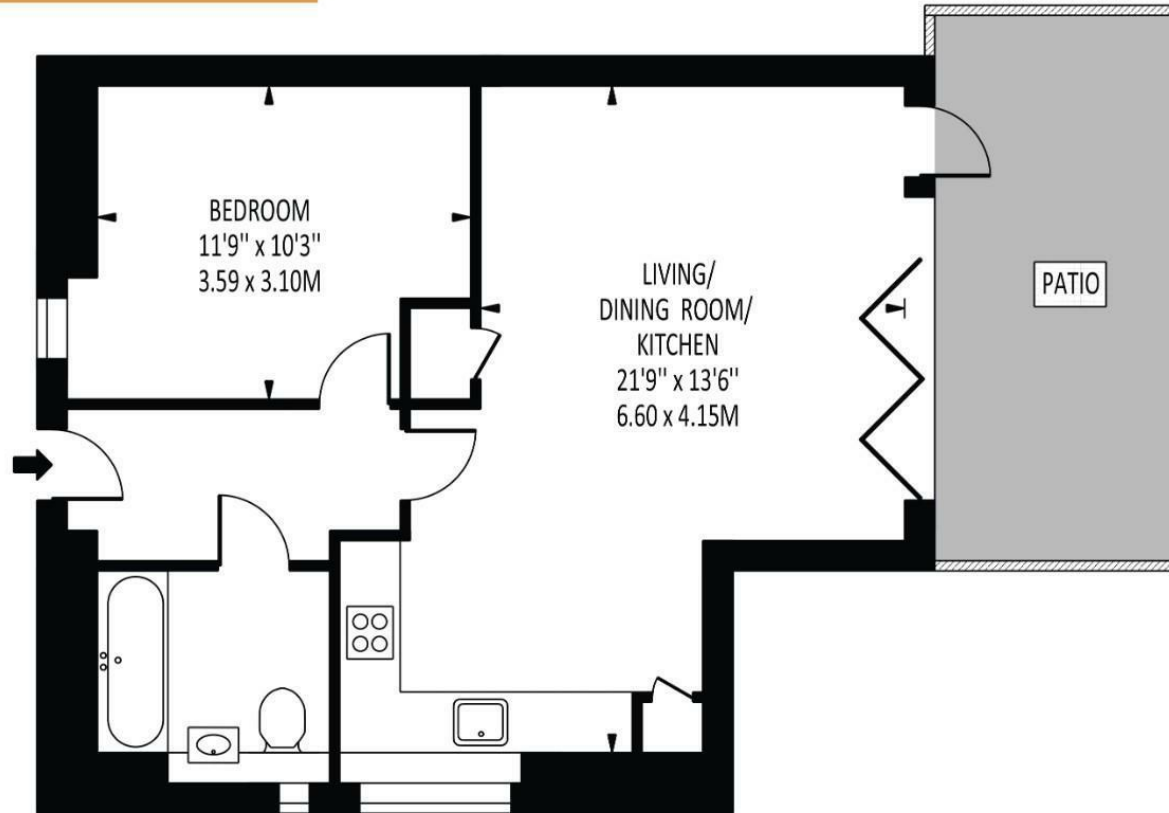




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**Tealing Court**  
Total Area: 524 SQ FT • 48.70 SQ M



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	<b>69</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

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**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.

