



Regalia Way, Epsom

The **PERSONAL** Agent

Guide Price £335,000

Leasehold

- Immaculately presented throughout
- Spacious open plan living/kitchen measuring over 20ft
- Private balcony
- Generous double bedroom
- Modern bathroom
- Separate utility/storage room
- Approximately 551 sq. ft. of accommodation
- Ideal first-time purchase, investment or downsize
- Set on a popular and sought after development
- Viewing by appointment only

The Personal Agent are delighted to welcome to the market this stunning one bedroom apartment set in a sought after development within close proximity to both Ewell West train station and Ewell Village.

Presented in exceptional condition throughout, this beautifully maintained one bedroom apartment offers bright, contemporary living within the sought-after Octavius House development.

Measuring approximately 551 sq. ft., the property enjoys a spacious and well balanced layout, centred around an impressive open plan living/kitchen area measuring over 20ft in length. The room provides ample space for both relaxing and entertaining, with a modern fitted kitchen offering generous worktop space and storage. French doors open directly onto a private balcony, creating the perfect spot to enjoy a morning coffee or unwind after a long day.

The double bedroom is generously proportioned and benefits



from plenty of natural light, while the stylish bathroom is finished to a high standard with a modern white suite.

A particularly useful addition is the separate utility room, providing excellent storage along with space for laundry appliances, helping to keep the main living accommodation clutter free.

Finished to a superb standard throughout and ready for immediate occupation, this fantastic apartment would make an ideal first-time purchase, investment or downsize. Combining generous proportions, modern presentation and a private balcony, it offers everything needed for comfortable contemporary living.

The property is located within several stations and sits equal distance of both Ewell West Station, and Chessington North (Zone 6) and also Tolworth Station (Zone 5).

West Ewell is a well rounded area offering a number of good

primary and secondary schools as well as access to Horton Country Park incorporating Horton Golf Club. To the North of the area lays the Hogsmill River with the Harrier Sports Centre aside it. The area offers a number of local shops.

Tenure- Leasehold
Length of lease (years remaining) - 999
Annual ground rent amount (£) - N/A
Annual service charge amount (£) - 1198.19
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.

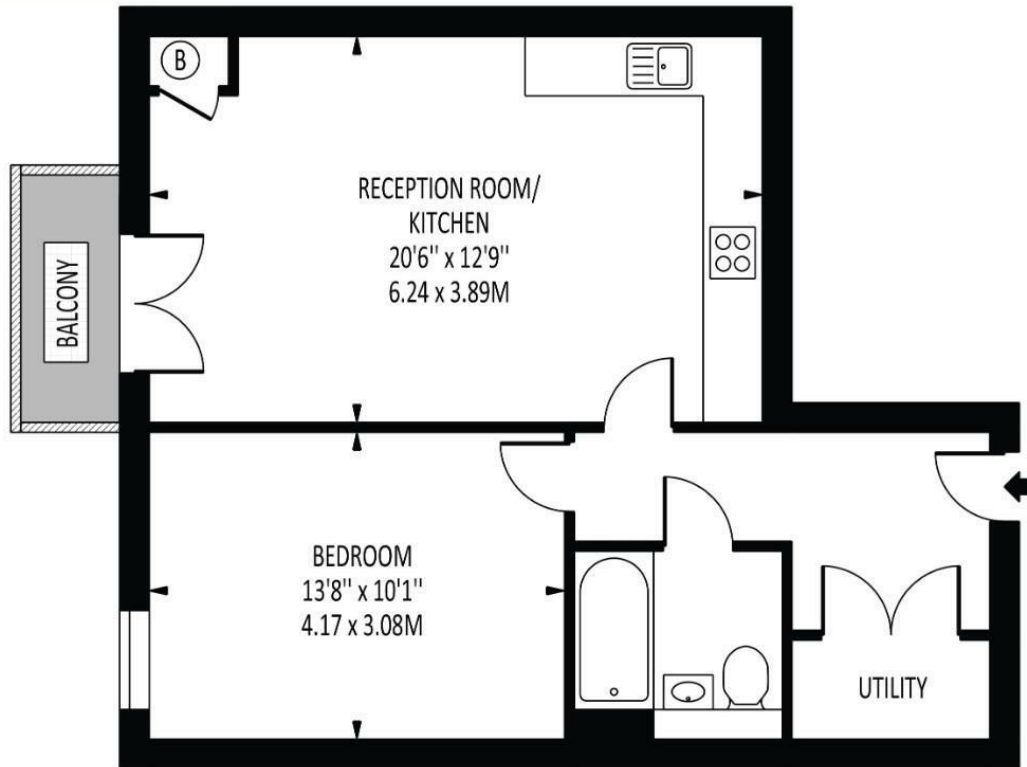




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Octavius House,
Regalia Way
Total Area: 551 SQ FT • 51.15 SQ M



SECOND 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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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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.

