Kingston Road, Ewell

The PERSONAL Agent

Guide Price £375,000

Leasehold

- Stunning mansion conversion apartment
- Well established communal grounds
- Residents car park and garage en bloc
- Spacious lounge /dining room
- Fully fitted kitchen
- Three double bedrooms
- Modern family bathroom
- Easy access to Ewell West train station
- Exclusive Ewell village location.
- Viewing by appointment

The Personal Agent are delighted to present to the market this spacious and well proportioned three bedroom apartment, set within the sought after Grange Mansions development and offering generous accommodation of approximately 1,073 sq ft, including a garage.

The property opens into a welcoming entrance hall with ample storage, leading through to a superb reception room measuring over 16ft in length. This bright and airy space benefits from a bay window and provides an excellent area for both relaxing and entertaining.

The separate kitchen is well sized, offering a range of fitted units, generous worktop space and room for additional appliances, making it both practical and functional for everyday living.

There are three well proportioned bedrooms, including a particularly generous principal bedroom measuring over 12ft, alongside two further bedrooms that could comfortably accommodate family members, guests or be utilised as a home office. A family bathroom and separate WC complete the internal accommodation, adding convenience for busy households.

Externally, the property benefits from a detached garage, providing secure parking or additional storage.

Offering spacious lateral living in a well regarded development, this apartment would suit a wide range of buyers, including downsizers, families and those seeking excellent room proportions in a convenient location. Early viewing is highly recommended to fully appreciate the size and layout on offer.

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.

Tenure - Leasehold
Length of lease (years remaining) - 92
Annual ground rent amount (£) -Included in the service charge.
Annual service charge amount (£) - £1,560
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.

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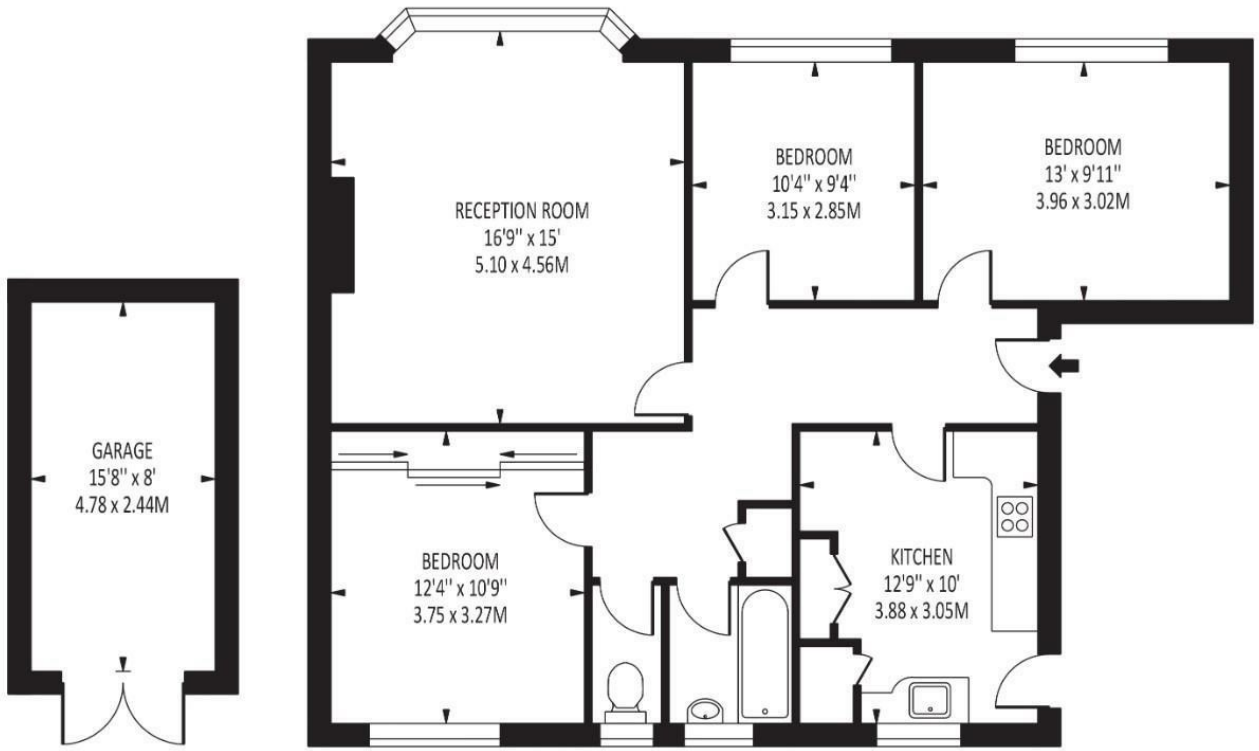
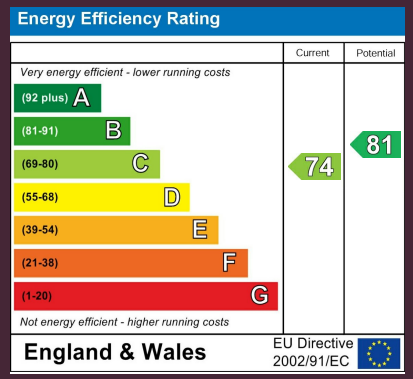
Grange Mansions

Total Area: 1073 SQ FT • 99.64 SQ M
(Including Garage)
Garage Area : 126 SQ FT • 11.66 SQ M



FIRST FLOOR



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