



Stoneleigh Broadway, Stoneleigh

The **PERSONAL** Agent

£365,000

Leasehold

- Split Level Apartment
- Two Double Bedrooms
- 15 x 12ft Lounge/Dining Room
- Spacious Bathroom
- Modern Kitchen
- 15ft Private Terrace
- Garage in Block
- Walk to Shops, Schools & Station



This two double bedroom split level apartment is situated above Stoneleigh Broadway, just a short walk from Stoneleigh railway station and nearby schools and parks.

The property offers a spacious lounge / dining room with double doors to a private south facing terrace which measures over 15ft in length. The lounge is semi open plan to the modern and stylish kitchen.

Upstairs are two generous double bedrooms with

fitted wardrobes, and the family bathroom with a separate shower cubicle and bath.

Outside, to the rear of the block is a single garage in block.

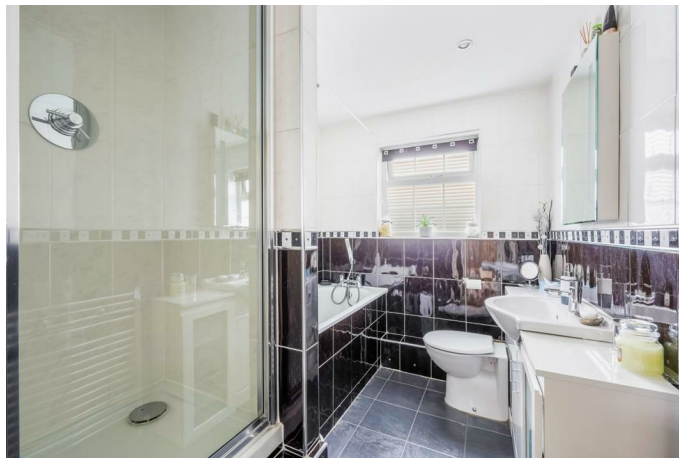
Early viewing highly recommended by sole agents.

Stoneleigh is a highly sought after residential area with a bustling Broadway of shops and restaurants at its heart, as well as a mainline

railway station with services to Waterloo every twenty minutes. There is a choice of infant and junior schools within the immediate vicinity and the Historic Nonsuch Park runs alongside the South East side.

Both the M25 and A3 are easily accessible giving a straight forward route to London and both Heathrow and Gatwick international airports.

Tenure - Leasehold.

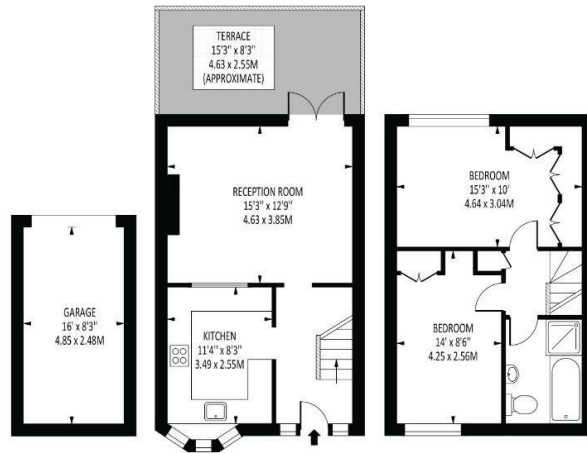




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Stoneleigh Broadway
 Total Area: 867 SQ.FT • 80.55 SQ.M
(Including Garage)
 Garage Area: 129 SQ.FT • 12.03 SQ.M



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, enquiries and full survey as to the correctness of such 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	75
England & Wales	EU Directive 2002/91/EC	

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