



Kingston Road, Ewell

The **PERSONAL** Agent

Offers In Excess Of £370,000 Leasehold

- Three Double Bedrooms
- Ground Floor Apartment
- Lounge/Dining Room
- Refurbished To High Spec
- Walk To Village & Station
- Under Floor Heating Throughout
- Extensive Communal Gardens
- Fully Functional Smart Home



This superbly refurbished, three double bedroom ground floor apartment is situated centrally within this highly sought after mansion block development in the heart of Ewell Village.

Offering 772 sq ft of flexible accommodation including a spacious lounge / dining room overlooking extensive communal gardens, modern fitted kitchen and a family bathroom.

Grange Mansions enjoys well maintained landscaped communal gardens, residents

parking. The property is 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 7 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) - TBC

Annual ground rent amount (£) - N/A

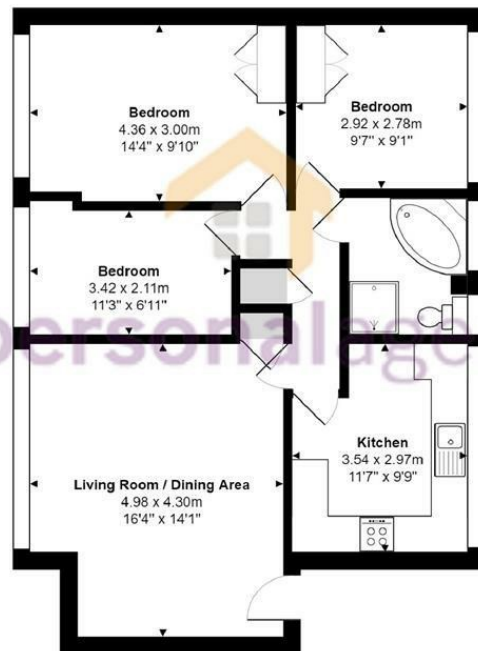
Annual service charge amount (£) - N/A

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.







Ground Floor Flat

Grange Mansions, Kingston Road, Ewell

Total Area: 71.7 m² ... 772 ft²

FOR ILLUSTRATIVE PURPOSES ONLY.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		75
(81-91) B		
(69-80) C		
(55-68) D	63	
(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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