

89a Amis Avenue, West Ewell KT19

Offers in the Region Of £315,000 Leasehold

2 Bedrooms | 1 Bathrooms | 1 Reception

**IVY GATE™**



#### Summary:

Ivy Gate are pleased to offer to the market this two-bedroom ground floor maisonette. The property is conveniently located with easy access to the A3, within walking distance of Chessington North Mainline Station, excellent local schools and the beautiful Horton Country Park. The property comprises of two bedrooms, main bedroom with patio doors onto garden. Three-piece family bathroom, open plan kitchen/lounge. To the front of the property there is a driveway providing off road parking. The property is available immediately. No chain.

**Two Bedroom Ground Floor**

**Garden**

**Off Street Parking**

**No Chain**

**EPC Rating: C**

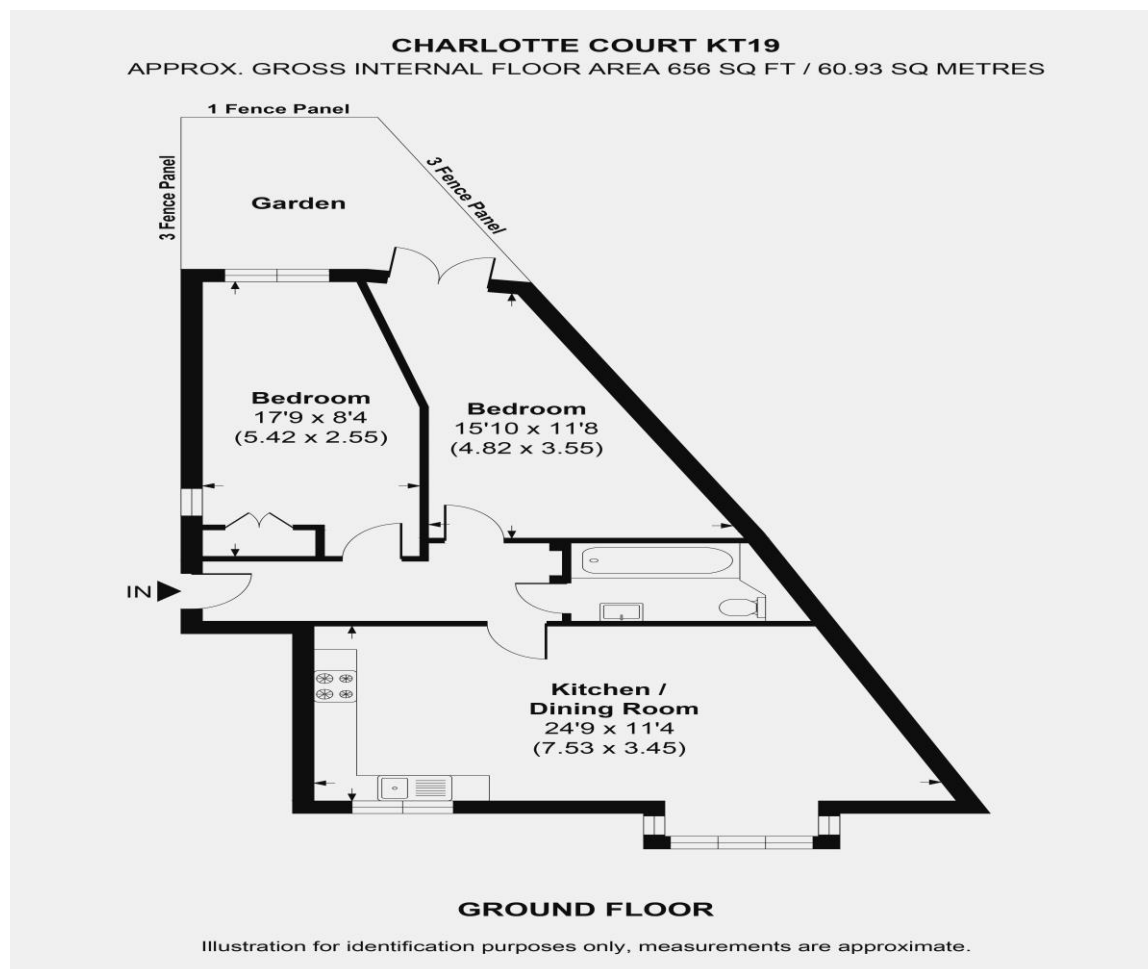
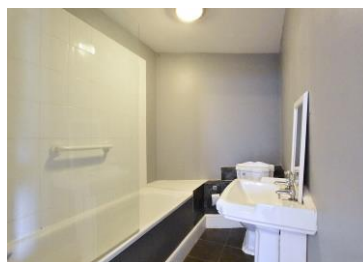
**Lease: 997 Years, Service Charge: £100**

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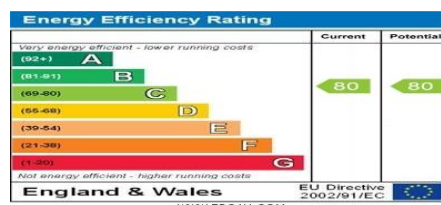
IVY GATE™



Tenure: Leasehold

Council Tax: D

Local Authority: Royal Borough of Kingston upon  
Thames



#### MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

#### THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.