



Chichester Court, Ewell Village

The **PERSONAL** Agent

# £300,000

## Leasehold - Share of Freehold

- Heart Of Ewell Village
- First Floor Flat
- Two Double Bedrooms
- Living/Dining room
- Separate Kitchen
- Allocated Parking
- Garage
- Walking Distance to Village
- Fantastic Location



Located in the heart of the highly desirable Ewell Village and within walking distance of both Ewell West & Ewell East railway stations, this spacious and bright, purpose built apartment benefits excellent views of the communal gardens and an abundance of natural light throughout.

Benefitting from a fantastic position, this bright and spacious home offers genuinely well balanced accommodation mixed with a truly spacious feel that is not usually associated with a flat.

The property would suit a diverse selection of buyers; so whether you are a first time buyer, investor,

making a downsize move or considering school catchment, we recommend viewing this fine home.

The generous accommodation comprises a spacious living/dining room, a large fitted kitchen that utilises all available space with some integrated appliances. There are also two generously proportioned double bedrooms complete with a newly fitted modern bathroom.

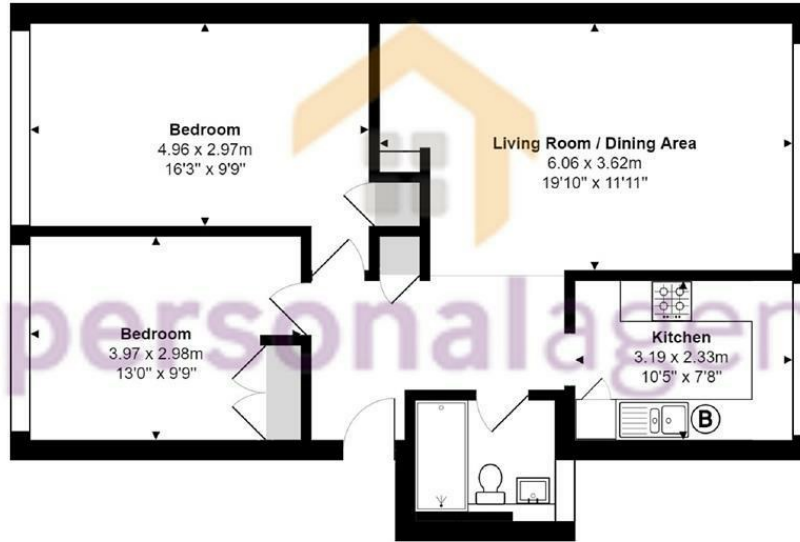
Ewell Village offers a variety of shops, restaurants, cafés and pubs. The Bourne Hall hosts a public library, subterranean theatre, gymnasium, café, and local museum. It regularly holds gatherings such as

fayres. In the heart of the village lies the Hogsmill river leading up to the nature reserve. There are a range of popular local schools and of course both Ewell East and West stations with their connections to London.

Nearby Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.







**First Floor Flat**

Chichester Court, Chessington Road, Ewell

Total Area: 70.8 m<sup>2</sup> ... 762 ft<sup>2</sup>

FOR ILLUSTRATIVE PURPOSES ONLY.

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>74</b>	<b>81</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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