



Chessington Road, Ewell Village

The **PERSONAL** Agent

Guide Price £325,000

Leasehold

- No ongoing chain
- Set within the heart of Ewell Village
- Short walk to High Street & shops
- Two well proportioned bedrooms
- 17ft x 16ft reception room
- Practical kitchen
- White bathroom suite
- Ample built-in storage throughout
- Easy access to zone 6 railway stations
- Garage in block & residents parking



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 from a pleasant elevated outlook of its surroundings and an abundance of natural light throughout.

Offered with no ongoing chain, 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.

Just moments away from the picturesque Hogsmill River and Spring, this second floor apartment benefits from a fantastic position and is easy access to Ewell West & Ewell East, zone 6 railway stations with excellent access to the city.

This exceptionally spacious and rarely available top floor apartment is decorated neutrally throughout and is ready to move straight in to. The 17ft open lounge/dining room has a large bay window allowing plenty of light

into the area.

The fitted kitchen has been well designed with integrated oven and hob along with space for a washing machine, dishwasher and full size fridge/freezer. The property has a double bedroom with double built in wardrobes and a second sizable bedroom with a storage cupboard. There is an abundance of storage space with three internal cupboards in the hallway also. The apartment comes with a garage en block and has access to a well maintained communal garden.

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. Also close by is the open spaces of Epsom Downs, the home of The Derby and Nork Park. The M25 (Junction 9) is a short drive away giving

access to both Heathrow and Gatwick international airports.

Tenure - Leasehold
Length of lease (years remaining) - 944
Annual ground rent amount (£) - 30.00
Annual service charge amount (£) - 1380.00
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.





Spring Court, Chessington Road, Epsom
Total Area: 69.7 m² ... 750 ft² (excluding garage)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(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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