



High Street, Ewell Village

The **PERSONAL** Agent

# Guide Price £325,000

## Leasehold

- Two well proportioned bedrooms
- First floor apartment
- 26ft x 14ft Lounge/Kitchen/Diner
- Spacious and bright
- Almost 700 sq ft of accommodation
- Centre of Ewell Village
- Walking Distance of Station
- Sleek and stylish bathroom



The Personal Agent are pleased to present this immaculately presented two bedroom first floor apartment. The property, which contains modern fittings throughout and enjoys almost 700 sq ft of accommodation benefits from being situated in the heart of Ewell Village.

The property would suit a diverse selection of buyers. So whether you are a first time buyer, an investor or making a downsize move, we are advising immediate inspection to fully appreciate the position and size of this rarely available prospect.

Call to arrange your private viewing at the earliest opportunity. Sole agent.

As you enter through the entrance hall it leads you into a stunning 26ft x 14ft lounge/kitchen/dining room which provides

a real wow factor. The kitchen is made up of high gloss units and integrated appliances as you'd expect from a modern apartment.

The stylish bedrooms are well proportioned with built in storage and there is a contemporary bathroom suite with over bath shower. The property is situated in the centre of the village and within equal distance from both Ewell East and Ewell West Station. 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 outstanding links to London from both Ewell East

and West stations.

Tenure - Leasehold  
Length of lease (years remaining) - 996  
Annual ground rent amount (£) - £750.00  
Annual service charge amount (£) - 750.00  
Council tax band - B

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.

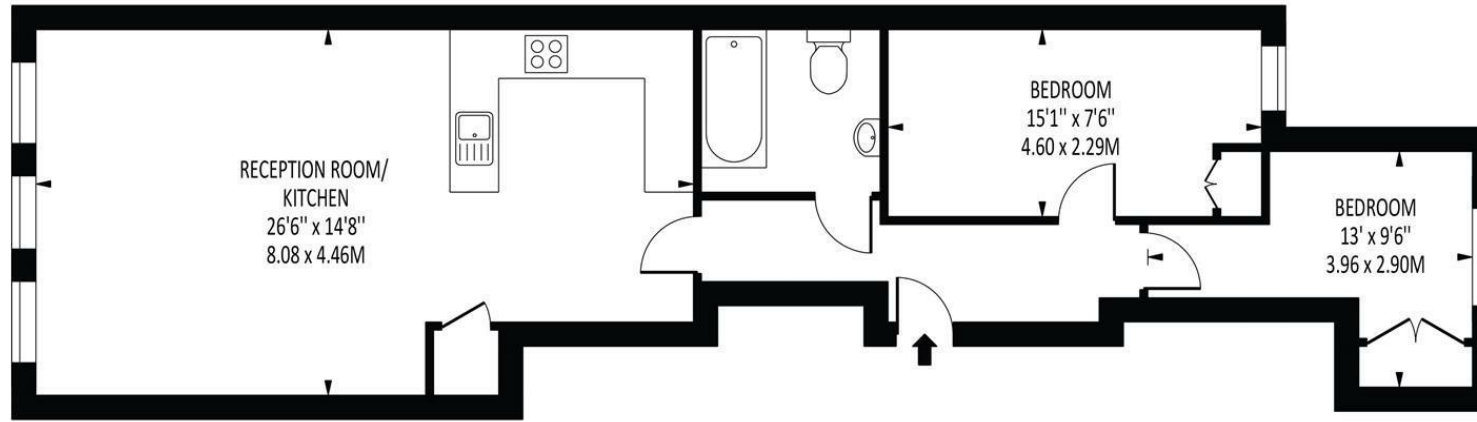




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## Market Parade

Total Area: 688 SQ FT • 63.91 SQ M



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</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>England &amp; Wales</b>		EU Directive 2002/91/EC

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, searches, enquiries and full survey as to the correctness of each 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.

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**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

