



HUNTERS[®]
HERE TO GET *you* THERE

 2  |  |  |  **HUNTERS**[®]

Ewell By Pass, Epsom

Asking Price £250,000

HUNTERS®

HERE TO GET *you* THERE

NO CHAIN!

Hunters are delighted to present this two bedroom split level maisonette situated on an attractive location in Ewell. The property comes with a private outside roof terrace and off street parking. A brand new lease is being drawn up offering a share of freehold with the property as an added bonus. Close to local amenities and excellent transport links. Viewings are highly recommended.

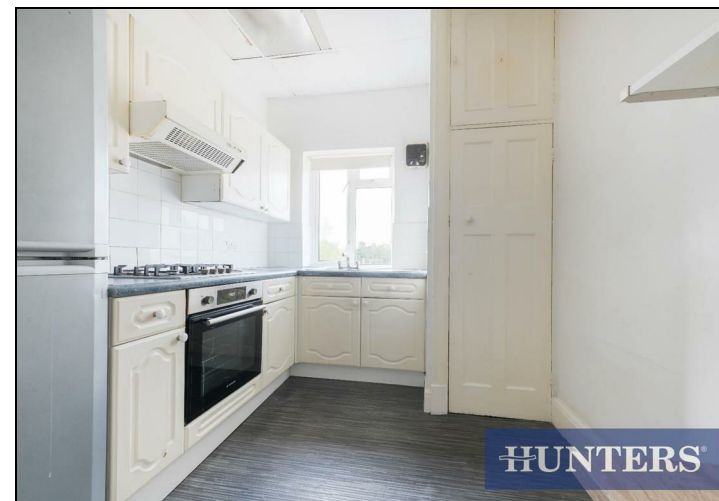
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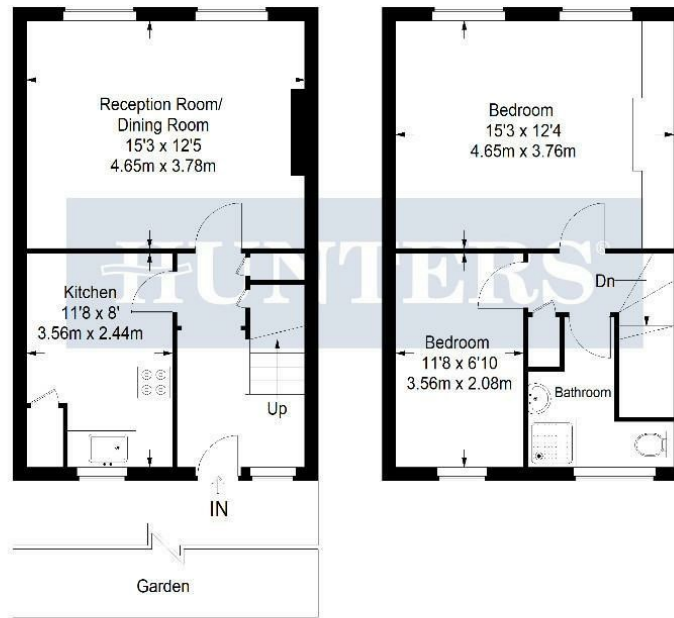
KEY FEATURES

- Split Level Maisonette
 - Two Bedrooms
- Spacious Throughout
 - Outside Terrace
- Off Street Parking
 - No Chain
- Share of Freehold
 - EPC Rating C
- Viewings are Highly Recommended





Castle Parade

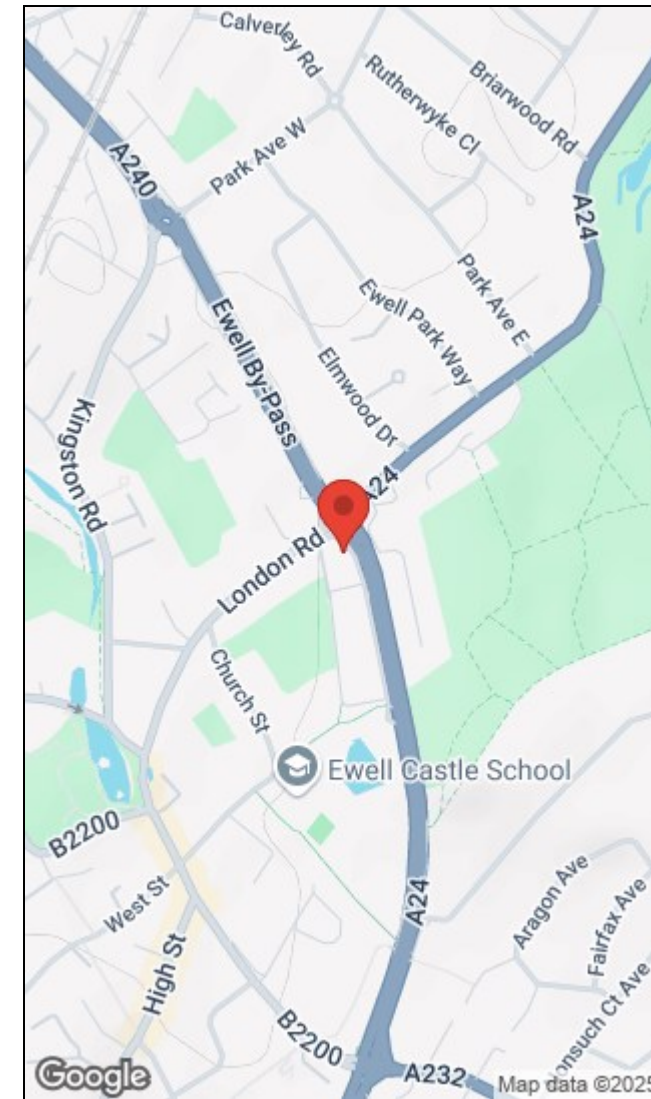


First Floor = 375 sq ft

Second Floor = 373 sq ft

Approximate Gross Internal Area
 FIRST FLOOR = 375 sq ft / 34.83 sq m
 SECOND FLOOR = 373 sq ft / 34.65 sq m
 Total = 748 sq ft / 69.48 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID357409)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		72	75
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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