



Chessington Road, West Ewell

The **PERSONAL** Agent

# £225,000

## Leasehold

- \*\*\*INVESTMENT OPPORTUNITY - CASH BUYERS ONLY\*\*\*
- First Floor Apartment
- Two Double Bedrooms
- Modern Kitchen
- Modern Family Bathroom
- A Short Walk From Ewell Village
- Bright Reception Room
- Easy Access To Local Amenities
- Private Car Parking Space
- Viewing By Appointment



\*\*\*INVESTMENT OPPORTUNITY - CASH BUYERS ONLY\*\*\*

The Personal Agent are delighted to welcome to the market this spacious and well presented two bedroom first floor apartment within a short walk of Ewell West Station with its 34 minute service to London Waterloo and close to the historic and picturesque Ewell Village.

The property itself boasts a private front door which opens into a hallway where you can access the bright reception room, modern kitchen as well as the modern family bathroom and two double bedrooms.

The property goes on to enjoy low monthly charges along with access to a private car parking space at the rear of the building. The current lease is 17 years, however there is the potential for the current vendor to increase the lease length upon completion, subject to further conversations.

With so much to offer we recommend your earliest viewing to avoid missing out on a home sure to have high levels of interest.

The picturesque Ewell Village under / less than a mile away and 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 fairs. 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 busier market town and has the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick.







**First Floor Maisonette**

Chessington Road, Ewell, Epsom

Total Area: 59.8 m<sup>2</sup> ... 643 ft<sup>2</sup> (excluding one allocated parking space)

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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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The  
**PERSONAL**  
Agent

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>	<b>57</b>	<b>72</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

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