



Kingston Road, Ewell Village

The **PERSONAL** Agent

Offers In Excess Of £350,000 Leasehold

- Three Spacious Bedrooms
- Stunning Open Plan Kitchen Lounge Dining Room
- Modern Family Bathroom
- Minutes Walk From Ewell Village
- Large And Well Kept Communal Gardens



The Personal Agent are delighted to welcome to the market this superbly refurbished, three bedroom second floor apartment is situated centrally within this highly sought after mansion block development in the heart of Ewell Village.

The property itself boasts 806 sq ft of accommodation including a spacious lounge / dining room overlooking extensive communal gardens, modern fitted kitchen and a family bathroom.

With some much to offer a new buyer, bit the property itself and the location its set within, we really do recommend your earliest viewing to avoid missing out on a home sure to have high levels of interest.

Grange Mansions enjoys well maintained landscaped communal gardens, residents parking. The property is situated within close proximity to Ewell Village, Bourne Hall Park and Medical Centre and both Ewell West & Ewell East main line station offering regular services to Waterloo, Victoria and London Bridge (approximately 35 minutes). It also offers easy access to the A3 7 M25 (Junction 9).

Ewell Village has a variety of shops including a Sainsburys Local there is also a wide variety of cafés, restaurants and pubs available locally.

Tenure - Leasehold

Length of lease (years remaining) - TBC
Annual ground rent amount (£) - N/A
Annual service charge amount (£) - N/A
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.

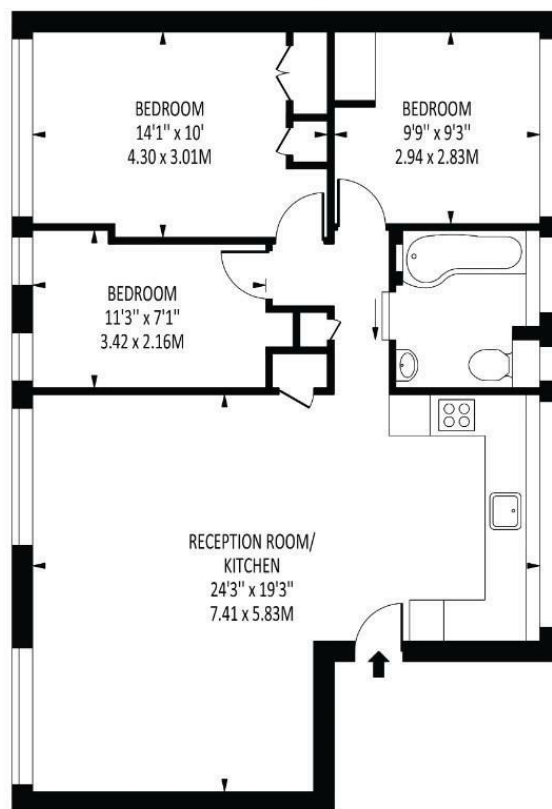




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Grange Mansions
Total Area: 806 SQ FT • 74.88 SQ M



SECOND FLOOR

Disclaimer: For illustrative 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.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 84 |
| (81-91) B | | 78 | |
| (69-80) C | | | |
| (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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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.

