



Queens Court, West Ewell

The **PERSONAL** Agent

Offers In Excess Of £275,000 Leasehold

- Ground Floor Apartment
- One Double Bedroom
- Spacious Reception Room
- Open Plan Kitchen
- Fitted Double Wardrobe
- Allocated Parking Space
- Well Regarded Development
- Security Entry System
- Double Glazed & Gas Central Heating
- No Ongoing Chain

Located within a fantastic position on the highly desirable and award winning Revere Way Development, that is situated less than 1/4 mile from West Ewell railway station and a short walk from the historic and quaint Ewell Village, this extremely well presented apartment offers flexible and bright accommodation with the added benefit of no onward chain.

Offering a spacious double bedroom with fitted wardrobes, a 21ft reception room with open plan kitchen area and new wooden floors this property is a fantastic example of a bijoux apartment. The modern bathroom and a large storage cupboard complete the generous accommodation, all of which makes finding a better positioned and well-proportioned one



bedroom garden apartment, a difficult task indeed.

The property is set within a purpose built block situated towards the end of this quiet cul-de-sac location and is offered with its own private rear garden directly accessed from the lounge and enclosed by a smart picket fence.

Perfect as an investment or first time buy, or perhaps a bolt-hole for those wanting to downsize but not downgrade, this excellently positioned one double bedroom apartment warrants a closer look to fully appreciate everything it has to offer. Sole agent.

Revere Way is a quiet and well regarded residential development that was built in 2006 by Laing Homes

and achieved several design awards at the time of construction. It is ideally located for a number of local schools, walking distance to Ewell Village and both Ewell East & Ewell West railway stations with fast links to London, the latter of which is just 400 meters away.

Tenure - Leasehold 150 years from new. 129 Years remaining.

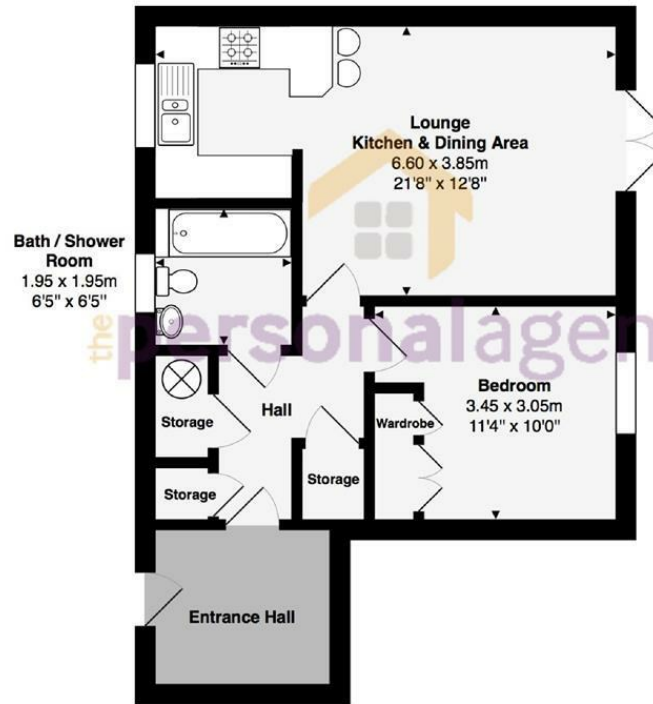
Council tax band 'C'

Ground Rent: £250 per annum

Service Charge: £2200 per annum







Revere Way, Ewell
 Total Area: 47.0 m² ... 506 ft² (Excluding Entrance Hall)
 All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	78
(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

EPSOM OFFICE
 2 West Street
 Epsom, Surrey, KT18 7RG
 01372 745 850

STONELEIGH/EWELL OFFICE
 62 Stoneleigh Broadway
 Stoneleigh, Surrey, KT17 2HS
 020 8393 9411

BANSTEAD OFFICE
 141 High Street
 Banstead, Surrey, SM7 2NS
 01737 333699

LETTINGS & MANAGEMENT
 163 High Street
 Epsom, Surrey, KT19 8EW
 01372 726 666



The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
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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.



Ewell West

