



Ewell Park Way, Stoneleigh

The **PERSONAL** Agent

# Offers In Excess Of £335,000 Leasehold

- Modern Purpose Built Apartment
- Communal Entrance With Entry Phone System
- Entrance Hall
- Lounge/Dining Room With Juliet Balcony
- Fully Fitted Kitchen
- Master Bedroom With En-Suite
- Modern Family Bathroom
- Well Established Grounds and Gardens
- Allocated and Visitors Parking
- Sought After Location



A modern two bedroom first floor apartment with Juliet balcony set in well established communal grounds and gardens with designated residents parking located in a highly sought after and exclusive development in Stoneleigh. Viewing Highly Recommended.

You access the building via a communal front entrance with entry phone system and stairs to all floors and a door which leads to a spacious hallway with ample storage space, airing cupboard and doors to all rooms.

The lounge/dining room is bright and spacious with double glazed French doors and Juliet balcony to the rear which overlooks well established secluded grounds. Off the lounge is a fully fitted kitchen with matching range of floor and wall mounted units with contrasting worktops, kitchen appliances and double glazed window to the rear aspect.

The bedrooms are both double glazed with an en-suite shower to the master bedroom and a modern bathroom with a modern suite in white comprising panel enclosed bath, wash hand basin and low flush w.c.

Outside the grounds are beautifully maintained with a large expanse of lawn, stocked with variety of mature trees, plants and shrubs and a residents car park providing allocated and visitors parking.

Apartments of this quality are rarely available in Stoneleigh and would ideally suit those looking for a secure and low maintenance, lock-up and leave, a downsizer or commuters, due its close proximity of both Stoneleigh and West Ewell Train stations.

Stoneleigh is a highly sought after residential area with a

bustling Broadway of shops and restaurants at its heart, as well as a mainline railway station with services to Waterloo every twenty minutes. There is a choice of infant and junior schools within the immediate vicinity and the Historic Nonsuch Park runs alongside the South East side.

Both the M25 and A3 are easily accessible giving a straight forward route to London and both Heathrow and Gatwick international airports.

Epsom with its range of shops, restaurants, sports facilities, mainline railway station and theatre, as well as the Epsom Downs Racecourse which hosts the world renowned Derby Day is close by. Kingston offering a more comprehensive range of shops is also a short drive away.

Tenure -Leasehold 125 years from new with 101 years remaining.

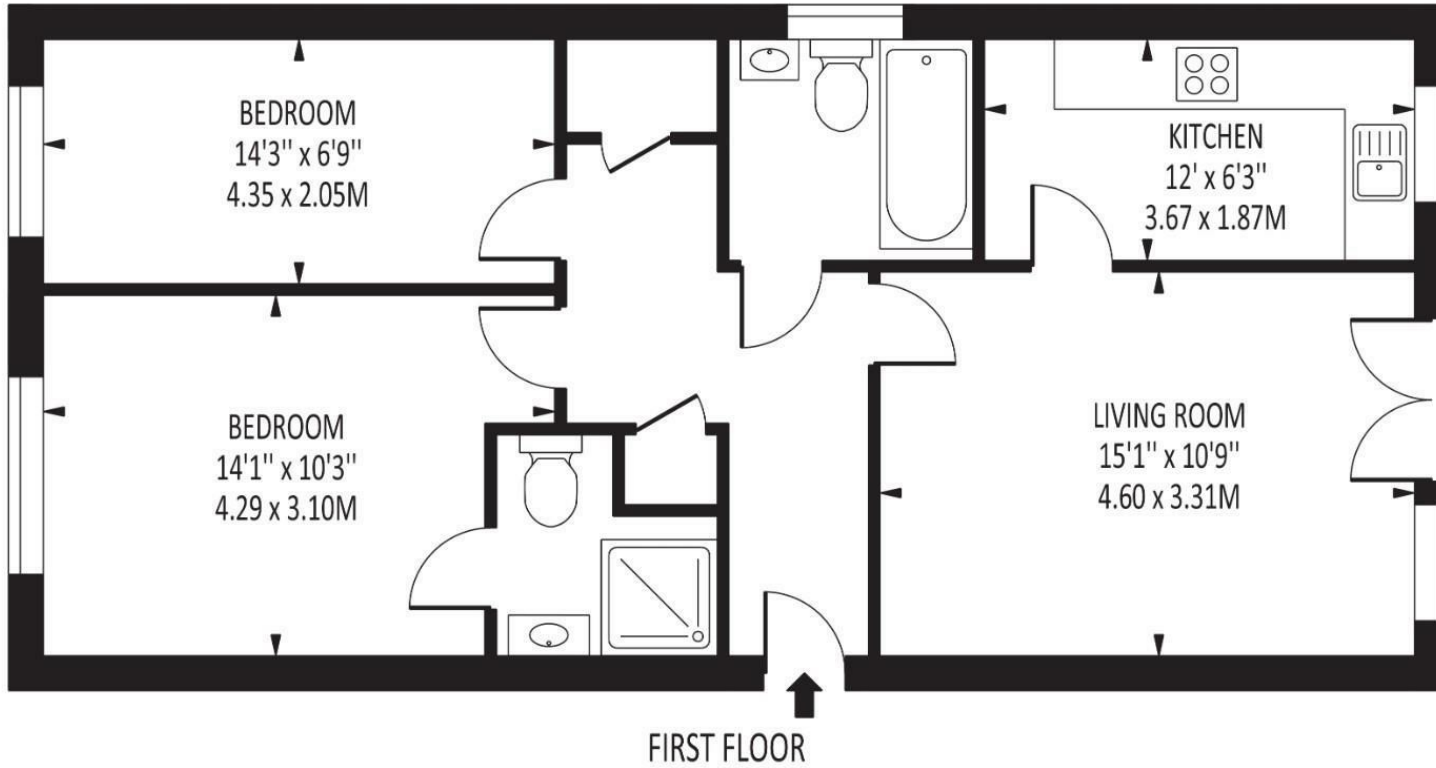




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Denney Place

Total Area: 673 SQ FT • 62.54 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>76</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>63</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.

