



Kingston Road, Ewell

The **PERSONAL** Agent

Guide Price £315,000

Leasehold

- Modern and Stylish Apartment
- Secure Video Entryphone System
- Entrance Hall With Storage
- Living Room With Bay Window
- Open Plan Fully Integrated Kitchen
- Two Double Bedrooms
- En-Suite Shower Room
- Family Bathroom
- Communal Roof Terrace + Allocated Parking Space
- Centrally Located For Transport Links and Shops



A modern and stylish two bedroom purpose built luxury apartment with the added benefit of a large communal roof terrace. The property is centrally located for local shops, restaurants and transport links into London and is securely accessed via a video entry phone system.

The apartment is located above a recently constructed Aldi supermarket in Ewell and has been skilfully designed to provide a modern and secure complex perfect for either a first time buyer, investment purchase or perhaps a bolt-hole for those wanting to downsize but not downgrade.

The apartment benefits from spacious living accommodation and a fully integrated white high gloss kitchen. In the living room is large bay window to the front aspect which floods the room with natural light.

There are two good sized bedrooms, one of which benefitting from an en-suite and a separate bathroom suite.

One of the many appealing features is the large roof terrace perfect for summer barbecues or relaxing after work for the exclusive use of the residents and there is one allocated parking space.

The property is situated near Stoneleigh, Ewell West & Ewell East main line stations offering regular services to Waterloo, Victoria and London Bridge (approximately 35 minutes). It also offers easy M25 (Junction 9) within a 20 minute drive, along with both Gatwick and Heathrow being 40 minutes drive away.

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

to the south west of London and offers a good mix of state and independent schools for all age groups including the popular and sought after Glynn and Blenheim school catchments. This property is a few moments walk from the wide open spaces of the picturesque Hogsmill nature reserve, as well as the Ewell Court House library and visitor centre.

Tenure - Leasehold 125 years from new. 116 Years remaining.
Council tax band 'C'
Ground Rent: £50 per annum
Service Charge: 1860 per annum



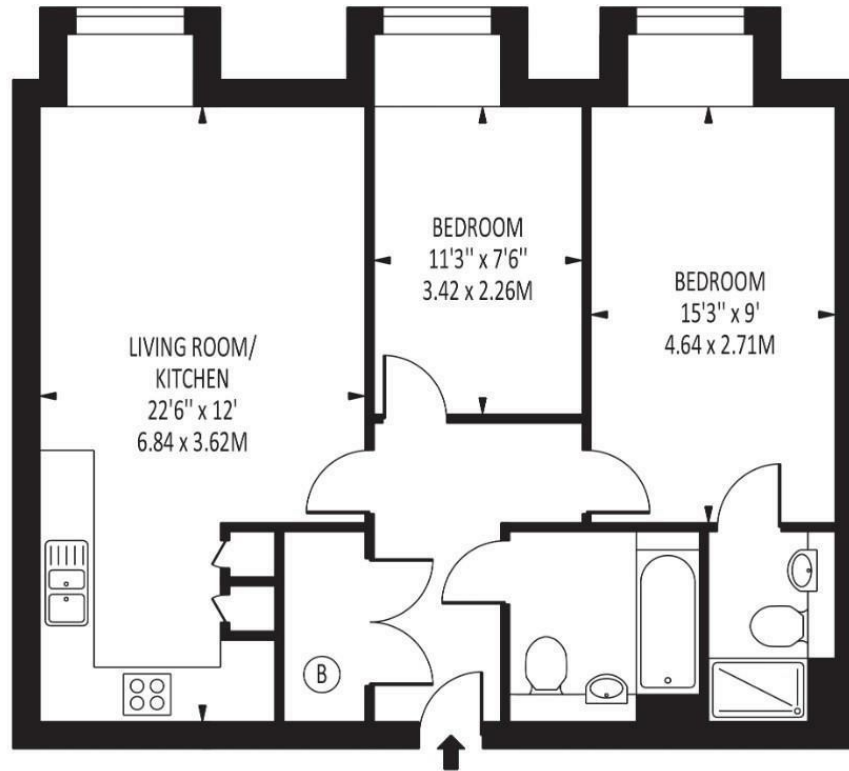


The **PERSONAL** Agent



Kingston Court

Total Area: 678 SQ FT • 63.00 SQ M



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.

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

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.
 Registered in England No. 4398817.



The **PERSONAL** Agent

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.

