



Kingston Road, Ewell

The **PERSONAL** Agent

# Guide Price £300,000

## Leasehold

- \*\* GUIDE PRICE £300,000 - £315,000 \*\*
- Secure Video Entryphone System
- Entrance Hall With Storage
- Living Room With Bay Window
- Open Plan Fully Integrated Kitchen
- Two Double Bedrooms
- En-Suite Shower & Family Bathroom
- Wonderful Communal Roof Terrace
- Allocated Parking Space & visitors parking
- Centrally Located For Transport Links



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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



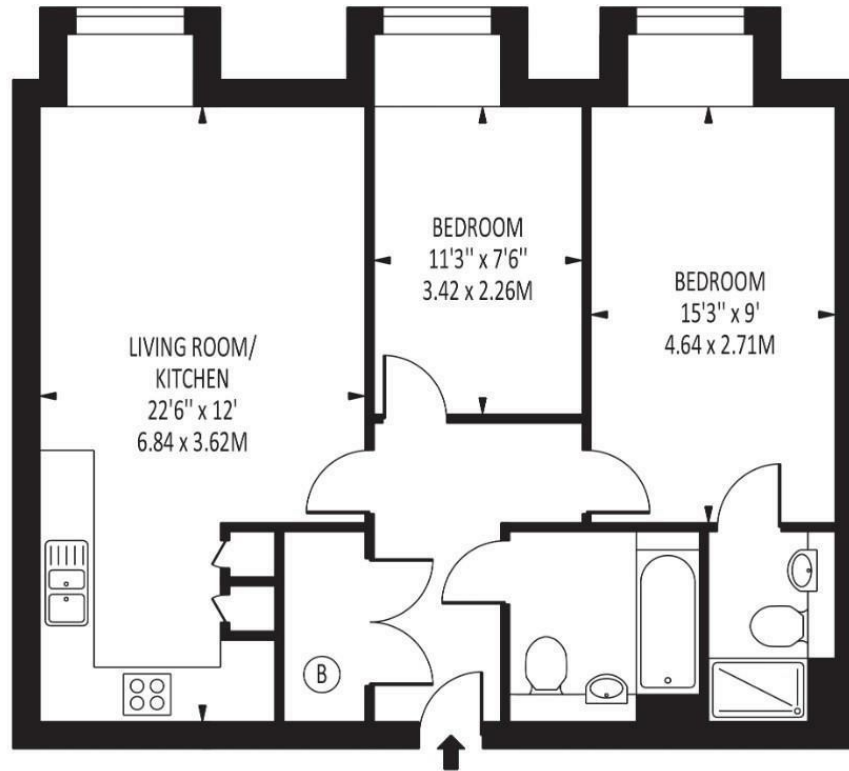


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## Kingston Court

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) <b>A</b>			
(81-91) <b>B</b>		<b>81</b>	<b>81</b>
(69-80) <b>C</b>			
(55-68) <b>D</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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