



Ruxley Lane, Ewell

The **PERSONAL** Agent

# Price Guide £435,000

## Share of Freehold

- Stunning modern development
- Short walk from Horton Country Park
- 916 Sq. Ft, spacious top floor apartment
- Private balcony / outside space
- Stylish & contemporary kitchen
- Luxurious four piece bathroom
- Two generous bedrooms with ample storage
- Impressive 20ft x 18ft reception space
- Allocated parking bay & EV charging point
- Rare opportunity to buy in this new development



The Personal Agent are pleased to present this extremely rare opportunity to secure a nearly new build apartment within this contemporary and stylish block that is located on a bold corner plot and just a short walk away from the open green spaces of Horton Country Park.

This particular apartment benefits from a fantastic position being the only apartment on the top floor of the building which provides an almost penthouse feel to it, alongside pleasant outlooks from all windows including the Juliette balcony. There are 3 storage cupboards, as well as ample eaves storage.

Enjoying the remainder of a ten-year building warranty and guarantee, every element of this property has been designed to enable you to live in style and comfort, with quality 'Bosch' appliances, stone worktops, contemporary kitchen with dedicated dining area and a truly elegant bathroom, all hand-picked and finished with style and expertise. Furthermore, there is an allocated parking bay and visitors parking available and a private fully enclosed courtyard shared between three apartments.

Benefitting hugely in the mornings from a bright, Easterly facing aspect, this

main reception room is filled with lots of light, plus with the private balcony and outside space that is the perfect space to take your morning coffee, it really ticks the boxes and we believe the layout of this home is one of the best in the block.

The development was completed in 2023 and have been finished to an exacting standard throughout, which is clear to see, however there is also the remainder of the 10 year new build guarantee for that extra piece of mind. The communal areas are smart and well designed with allocated parking bays with EV charging points as well as visitors parking bays too.

The building also benefits from solar panels for increased efficiency and secure video entry phone system too.

Accommodation briefly comprises of a large entrance hall with built-in cupboards, two generous double bedrooms with lots of eaves storage, 20ft x 18ft reception room with private balcony and a stylish kitchen with central island.

The property enjoys a highly practical location which is on a main bus route as well as having easy access to the A3 and Kingston upon Thames too.

Nearby, is the historic Ewell Village and The Hogsmill River that links to the nature reserve and West Ewell. There are a range of popular local schools and of course Chessington North, Ewell East and Ewell West stations with their connections to London that are within a short distance away.

Tenure - Share Of Freehold  
Length of lease (years remaining) - 999 From New.  
Annual ground rent amount (£) - TBC  
Annual service charge amount (£) - £1500  
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.

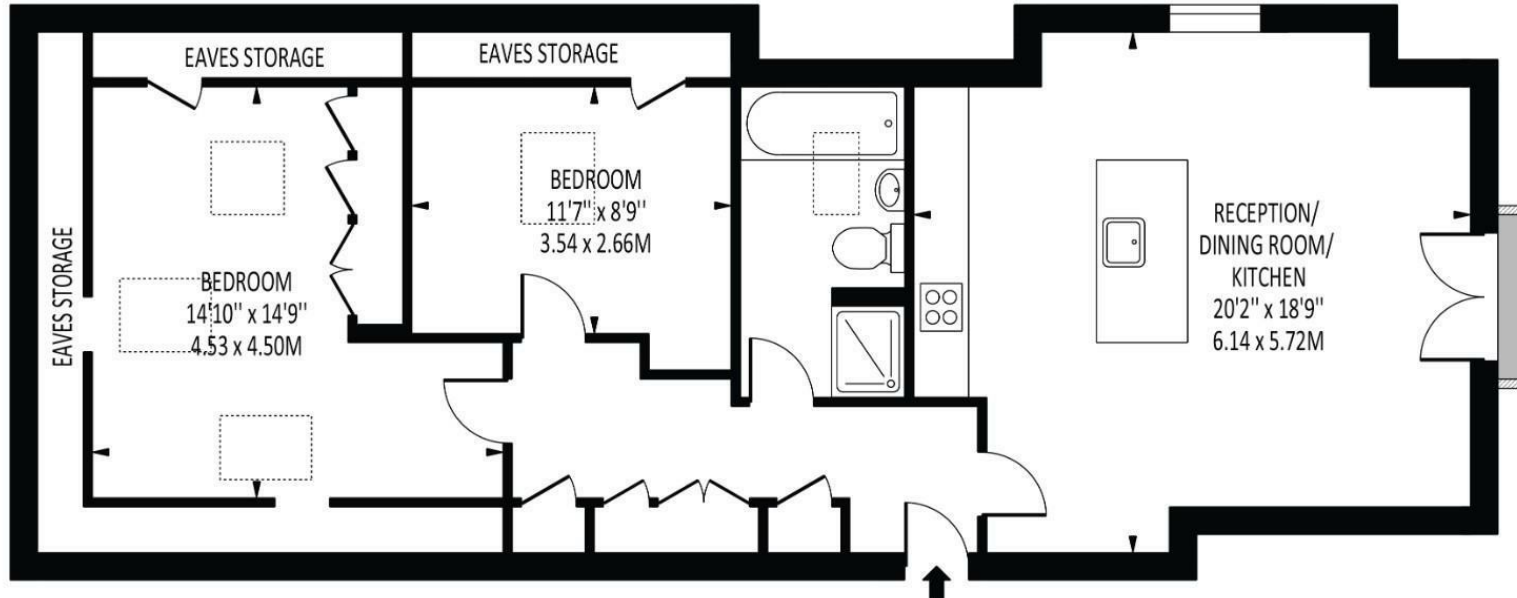






### Ruxley Lane

Total Area: 916 SQ FT • 85.14 SQ M  
 (Including Eaves Storage)  
 Eaves Storage Area: 112 SQ FT • 10.38 SQ M



SECOND FLOOR

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>86</b>	<b>86</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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**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.

