



Ewell Park Way, Stoneleigh

The **PERSONAL** Agent



# Offers In Excess Of £365,000 Leasehold

- Modern Ground Floor Maisonette
- Private Front Entrance
- Lounge/Dining Room
- Modern Fully Fitted Kitchen
- Master Bedroom With Ensuite
- Bedroom Two
- Modern Bathroom
- Direct Access To Secluded Gardens
- Designated and Visitor's Parking
- Exclusive Private Development

A unique opportunity to acquire a modern and stylish two bedroom ground floor purpose built maisonette with direct access to the well established communal grounds and gardens and designated resident's parking, located in a highly sought after and exclusive development in Stoneleigh. Viewing is highly recommended.

Located in an exclusive private development on the periphery of Stoneleigh Village this stunning home is perfect for a downsizer looking for a low maintenance 'lock-up and leave' style property, a first time buyer or rental investment with potential for capital growth to boost the retirement pot.

What makes this property so unique is its discreet corner position with its own private entrance and French doors from the lounge/dining room providing direct access to well established communal grounds and gardens which are maintained by the the managing agents appointed gardeners.



Stoneleigh Broadway is less than 0.5 miles away and there is a choice of two railway stations both with regular trains to Central London.

The vendor has upgraded the kitchen and bathrooms and the flooring has also been recently replaced.

The bedrooms are both well proportioned double rooms with an ensuite off the master and there is practical storage not often found in more modern style properties.

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.

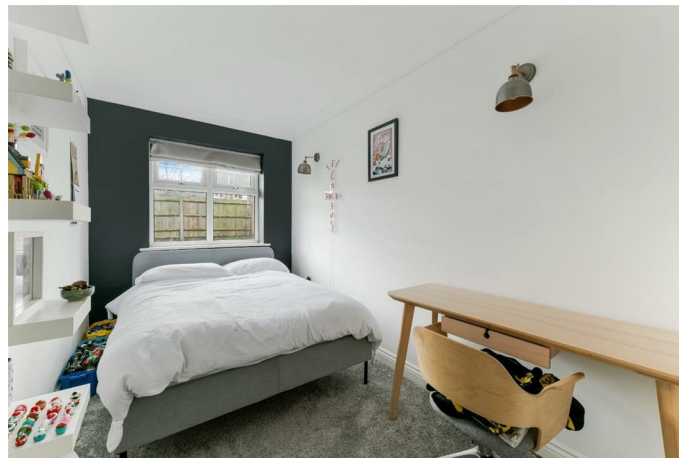
Both the M25 and A3 are easily accessible giving a straight forward route to London and both Heathrow and Gatwick

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  
Length of lease (years remaining) - 101  
Annual ground rent amount (£) - 200 p/a  
Annual service charge amount (£) - £1000 p/a  
Council tax band - C

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.



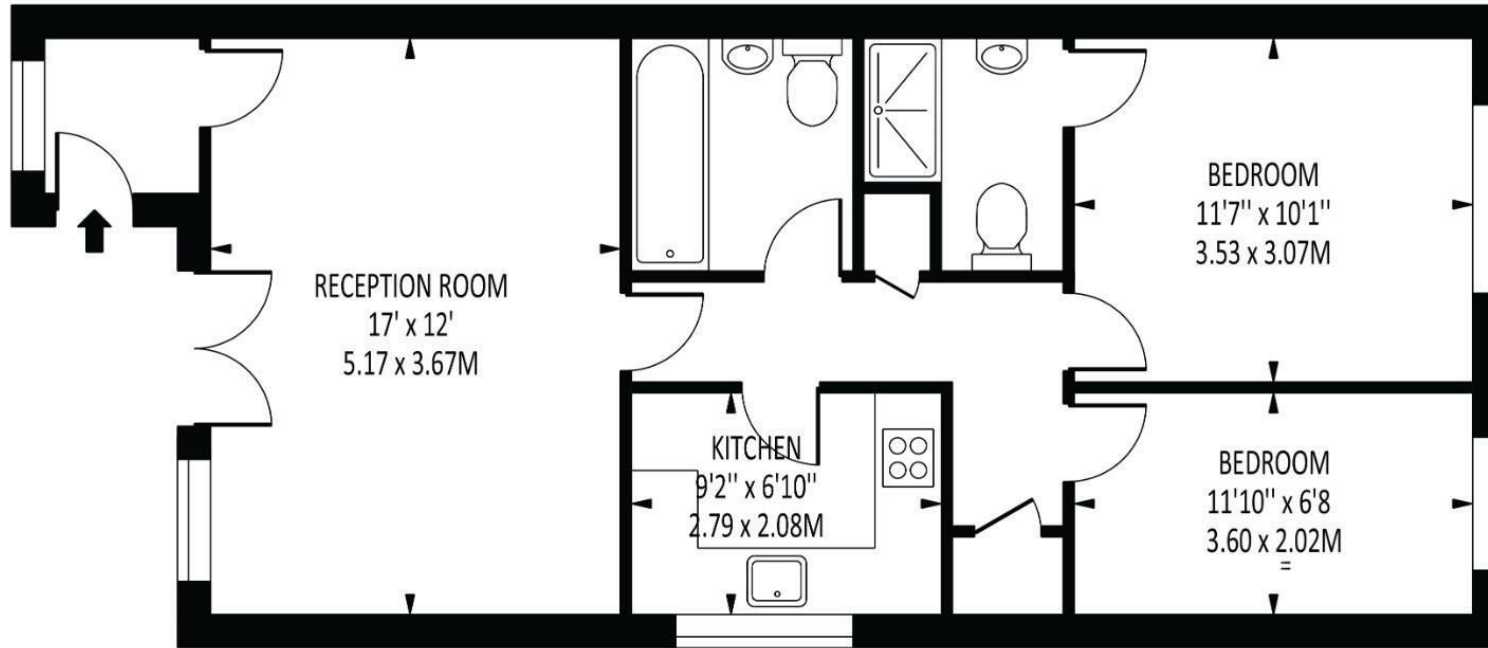




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Denney Place

Total Area: 661 SQ FT • 61.38 SQ M



GROUND 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	54	77
England & Wales		EU Directive 2002/91/EC

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Epsom, Surrey, KT18 7RG  
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Stoneleigh, Surrey, KT17 2HS  
020 8393 9411

BANSTEAD OFFICE  
141 High Street  
Banstead, Surrey, SM7 2NS  
01737 333 699

TADWORTH OFFICE  
Station Approach Road  
Tadworth, Surrey, KT20 5AG  
01737 814 900

LETTINGS & MANAGEMENT  
157 High Street  
Epsom, Surrey KT19 8EW  
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The  
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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.



