



Copthorne House, Ewell

The **PERSONAL** Agent



# Price Guide £485,000

## Leasehold

- Stunning Ground Floor Apartment
- Private Front Entrance
- Direct Access to Landscaped Wrap Around Garden and Paved Terrace
- Entrance Hallway
- Open Plan Living/Dining With Bifold Doors
- Modern Open Plan Kitchen
- Master Bedroom With Ensuite
- Two Further Double Bedrooms
- Modern Family Bathroom
- Allocated and Visitor's Parking

An exceptional three bedroom ground floor luxury apartment with its own private covered front entrance and direct access to a wrap around landscaped rear garden. This stunning home would suit those who are looking for a high quality low maintenance turn key style property and an internal viewing is a must to fully appreciate what this unique property has to offer.

This upmarket development was built in 2020 to a very high specification and offers a unique opportunity to acquire a large and luxurious property, especially suited for those who are looking for accommodation over one level with direct access to a secure outdoor space.

The property is located to the rear of the building, providing both security and privacy with a handy gate leading directly to the rear garden.

There is a real attention to detail throughout this home, with stylish design touches that provide an enviable ground floor



living space which is perfect for entertaining, social occasions and most importantly, day to day family life.

Accommodation briefly comprises a 18ft x 14'6 ft double aspect living/dining room that really has the 'wow' factor. It is open plan to a beautiful fully fitted kitchen, which creates the ultimate social and entertaining space, with large patio doors leading to a private landscaped wrap around rear garden, with a large stone paved terrace seating area with artificial lawn and chessboard patio.

There is a generous master bedroom with patio doors to a stone paved terrace seating area perfect for enjoying a morning coffee and a luxurious ensuite shower room. The second and third bedrooms are both well proportioned doubles one of which can be used as a home office and there is a spacious family bathroom.

The finish, presentation and position of the property are superb and warrants an immediate inspection.

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 - Freehold  
Council tax band - D





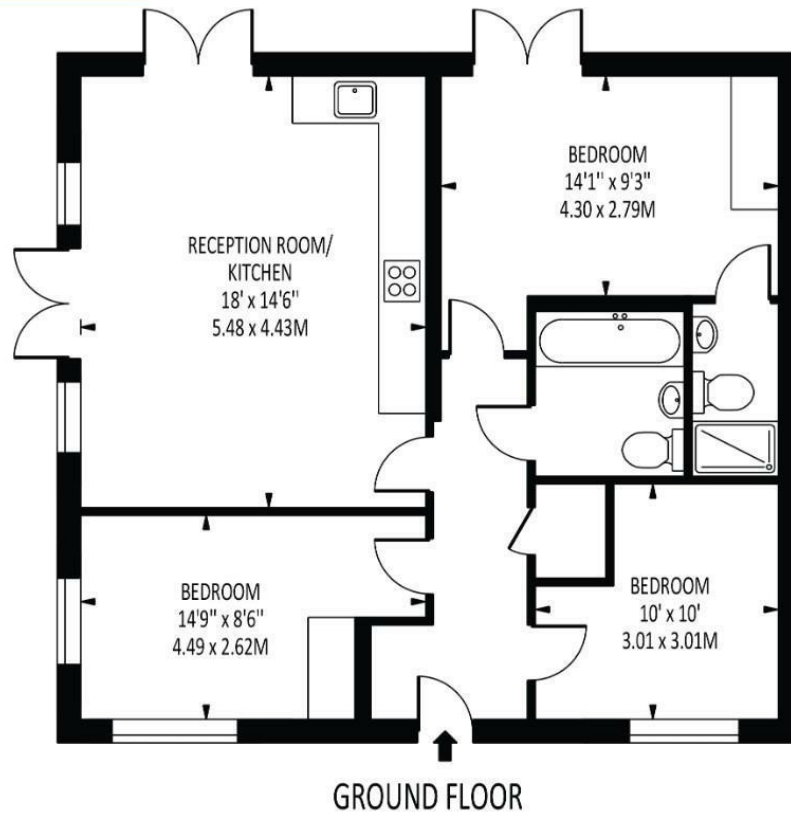




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**Copthorne House**  
Total Area: 786 SQ FT • 72.98 SQ M



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>85</b>	<b>85</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.



