



Ewell By Pass, Ewell

The **PERSONAL** Agent

Guide Price £425,000

Leasehold

- Modern and Stylish Luxury Apartment
- Built to a High Standard in 2022
- Communal Front Entrance
- Video Entryphone System and Lift Service
- Spacious Lounge With Terrace Balcony
- Open Plan Fully Integrated Kitchen
- Master Bedroom With Dressing Area and En Suite
- Good Sized Second Bedroom
- Modern Bathroom
- Designated Parking Space and Visitors Parking

A modern and stylish two bedroom luxury apartment, built in 2022, featuring a private terrace balcony and discreetly positioned within an exclusive development. The property offers allocated and visitor parking and is ideally situated close to Ewell Village and Stoneleigh Broadway, providing easy access to multiple train stations with regular services into central London. Offered to the market with no onward chain.

You access the building via a secure video entry phone system, which opens into a well-kept communal entrance hall with lift access to all floors.

Upon entering the apartment, you are greeted by a bright and spacious layout that invites you to explore the well appointed accommodation on offer. Thoughtfully designed storage solutions enhance the appeal of modern living, and the overall feel is both high-end and luxurious.

One of the standout features of this apartment is the beautifully proportioned open-plan lounge and kitchen, creating a sophisticated social space ideal for modern living and



entertaining. The lounge flows effortlessly onto a private terrace balcony, where serene views across the impeccably maintained grounds provide an elegant backdrop for relaxation. The contemporary, fully fitted kitchen is equipped with integrated appliances and generous workspace, making it a joy to cook in while staying connected with guests.

There are two well-proportioned double bedrooms, with the master suite featuring a stylish dressing area complete with fitted wardrobes and direct access to a contemporary ensuite shower room.

A separate, beautifully finished bathroom complete with a full-size bath serves the second bedroom, offering both comfort and convenience for family or guests.

Outside, the development is surrounded by impeccably maintained communal grounds, enhanced by beautifully landscaped hedges and planting. A smart block paved residents' car park provides a designated parking space for the apartment, along with two additional visitor bays for added convenience.

Nearby Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups. Also close by is the open spaces of Epsom Downs, the home of The Derby and Nork Park. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.

Tenure - Leasehold.

Length of lease (years remaining) - 995

Annual ground rent amount (£) - Nil (Peppercorn)

Annual service charge amount (£) - 2157.22 including buildings insurance

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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Total Area: 760 SQ FT • 70.57 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	85	85
(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 333 699

TADWORTH & KINGSWOOD OFFICE

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

LETTINGS & MANAGEMENT

157 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.



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