



Kingston Road, Ewell Village

The **PERSONAL** Agent

# Offers In Excess Of £350,000 Leasehold - Share of Freehold

- Stunning mansion conversion apartment
- Well established communal grounds
- Residents car park and garage en bloc
- Entrance Hall with fitted storage
- Spacious lounge /dining room
- Modern fully fitted kitchen
- Three double bedrooms
- Modern shower room with separate W.C
- 17'5 x 8'1 garage en bloc
- Exclusive Ewell village location.



The Personal Agent are delighted to be marketing this spacious three bedroom first floor apartment set within a highly sought after mansion block development in the heart of Ewell Village, just moments from the picturesque Hogsmill River and within walking distance of both Ewell West and Ewell East railway stations.

Offering over 900 sq ft of flexible accommodation including three double bedrooms, an 17ft reception room, generous fitted kitchen and a modern bathroom with separate W.C it's difficult to overlook the many stand out points this apartment enjoys.

Furthermore the apartment benefits from views over the stunning communal gardens and a huge amount of natural light throughout with direct access to the outside.

Upon entering the apartment the sheer amount of space available is immediately apparent. The large and welcoming entrance hall leads to all rooms which are bright and light as well as being nicely decorated throughout.

The stunning 17ft lounge/dining room is a wonderful entertaining space and enjoys a peaceful outlook over the communal grounds from its bay window. The generously sized fully fitted kitchen offers plenty of worktop space for cooking up culinary delights and socialising.

The three bedrooms are all good sized doubles and are complemented by a modern shower room with an adjoining w.c.

An often overlooked practical point of these style of flats in Grange Mansions is that there is a main entrance to this apartment and a trades persons entrance with a back door to the kitchen, adding an element of practicality with quick access to parking, deliveries and communal bins store.

There is a useful garage en bloc and onsite parking is available on a 'first come, first served' basis via the residents car park and there is on road parking outside on Kingston Road.

Grange Mansions enjoys well maintained landscaped communal garden and then property is offered with a share of the freehold.

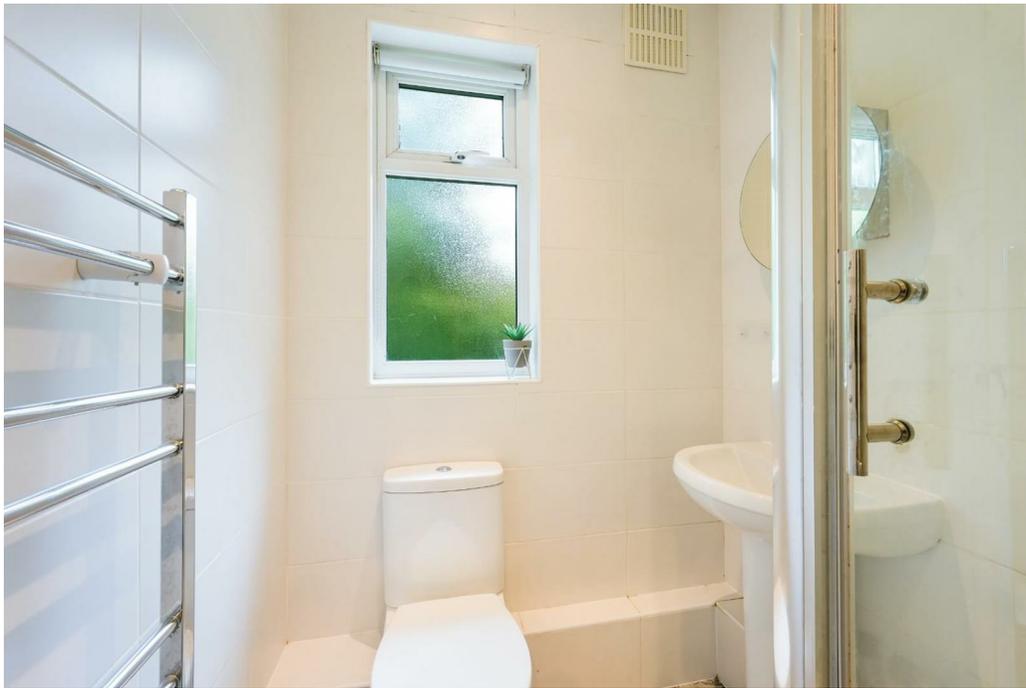
Situated within close proximity to Ewell Village, Bourne Hall Park and Medical Centre and both Ewell West & Ewell East main line station offering regular services to Waterloo, Victoria and London Bridge (approximately 35 minutes). It also offers easy access to the A3 and M25 (Junction 9).

Ewell Village has a variety of shops including a Sainsburys Local there is also a wide variety of cafés, restaurants and pubs available locally.

Leasehold- 92 years remaining  
Ground Rent: £0  
Service Charge: £1,560 per annum  
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.

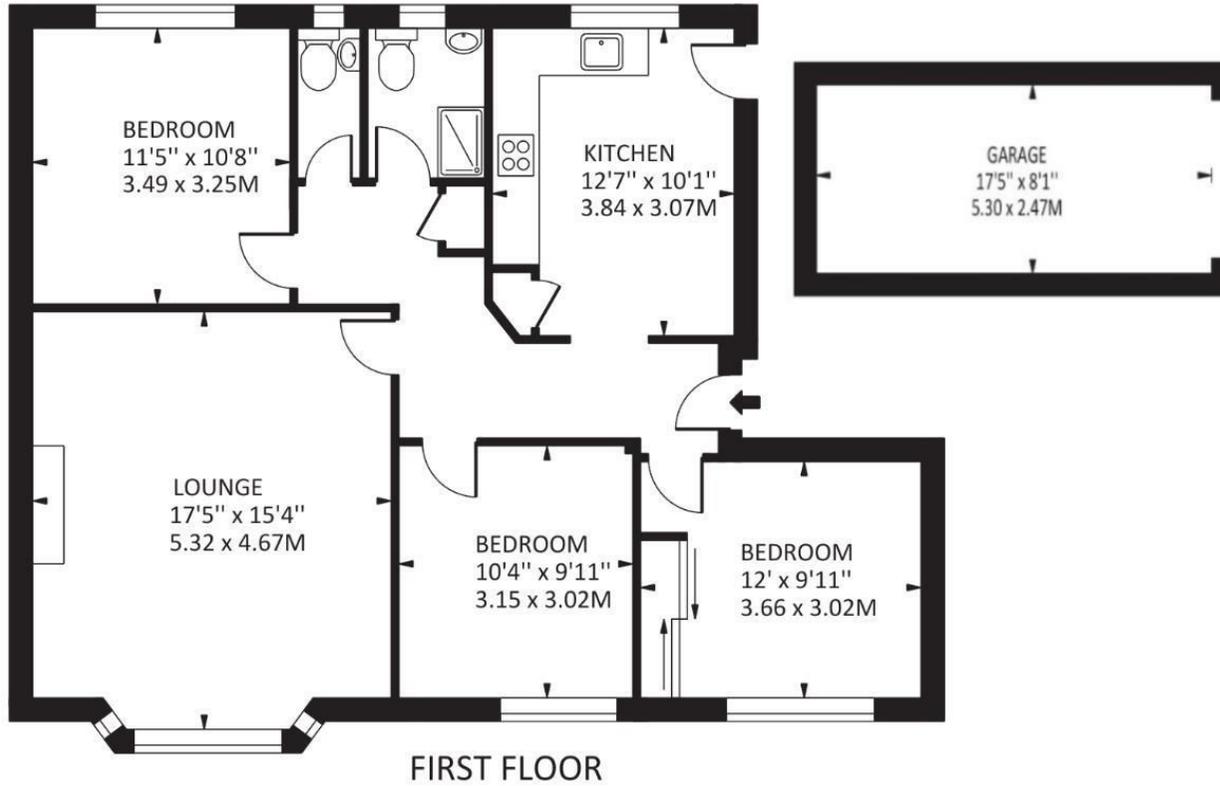




The **PERSONAL** Agent



Grange Mansions  
Total Area: 906 SQ FT • 84.17 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		73	78
(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			
England & Wales		EU Directive 2002/91/EC	

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.

**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.



The  
**PERSONAL**  
Agent

**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.

