



Charlemont House, Ewell East

The **PERSONAL** Agent

Offers In Excess Of £400,000 Leasehold

- Apartment on Luxury Gated Development
- Secure Allocated Parking
- Communal Front and Back Entrance With Entryphone System
- Spacious Lounge/Dining Room
- Modern Fully Fitted Kitchen
- Two Balconies Off the Lounge and Master Bedroom
- Master Bedroom With EnSuite
- Bedroom Two Serviced By Family Bathroom
- Walking Distance To Ewell East Station (3 mins approx)
- Well Maintained Grounds and Shared Bike Shed

Set within a sought after gated development, this impressive second floor apartment offers a perfect balance of space, security and lifestyle ideal for those looking for something a little more refined.

From the outset, the development makes an impression. Secure entry, well maintained grounds and the benefit of allocated parking all combine to create a sense of exclusivity and ease of living that is increasingly hard to find.

Inside, the property delivers a well balanced layout with great natural light throughout. The living space is generous and effortlessly versatile, deal for both relaxing and entertaining with direct access out onto a private balcony. A real highlight of the home, this outdoor space provides the perfect setting for a



morning coffee or an evening unwind.

The separate kitchen is neatly arranged and practical in design, offering everything needed for daily living while remaining distinct from the main reception space.

Both bedrooms are comfortable doubles, with the principal bedroom enjoying its own en suite bathroom along with direct access to a second private balcony creating a peaceful and private retreat. A further bathroom serves the rest of the apartment, making the layout particularly appealing for guests, sharers or those wanting a bit of extra flexibility.

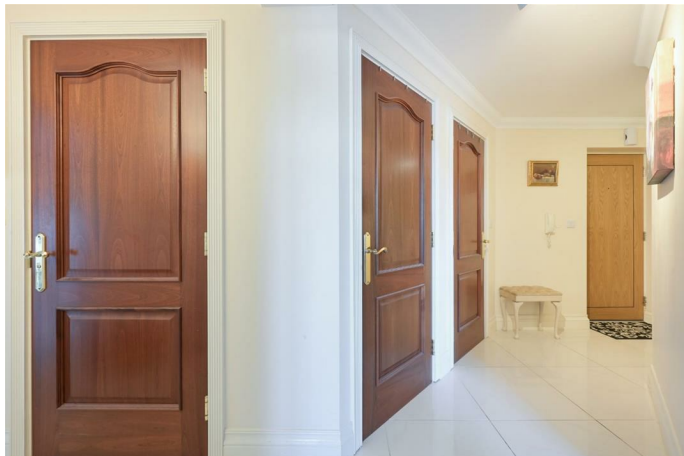
Positioned within easy reach of Ewell Village, with its charming mix of cafés, restaurants and local shops, the location lends itself to an easy, village style way of

life. Ewell East train station is within walking distance making it a strong choice for commuters needing straightforward access into London.

All in all, this is a well rounded apartment in a prime setting offering secure, low maintenance living with a touch of luxury and excellent connectivity.

Length of lease (years remaining) - 106
Annual ground rent amount (£) - £250
Annual service charge amount (£) - £1952.00
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.

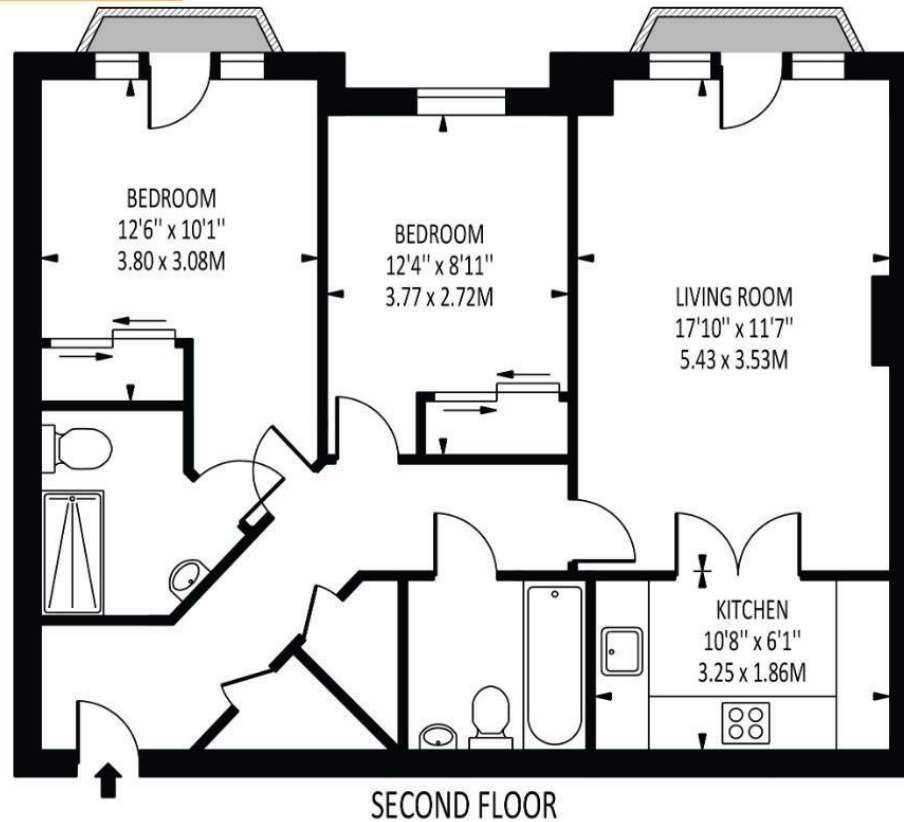




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Total Area: 755 SQ FT • 70.14 SQ M



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	81	81
(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

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