



Maultway Court, Ruxley Lane

Epsom

Guide Price £325,000 - £350,000



## Maultway Court

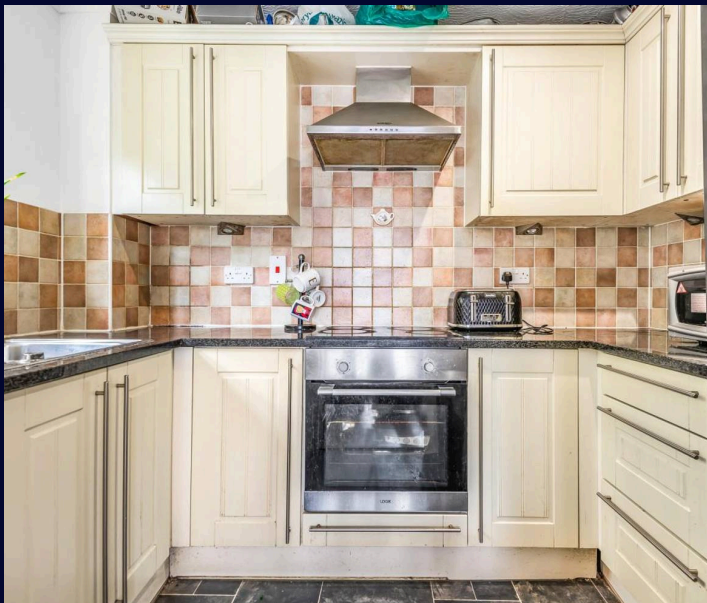
Ruxley Lane, Epsom

- WITHIN WALKING DISTANCE TO LOCAL SHOPS AND BUS ROUTES
- EN-SUITE TO MASTER BEDROOM
- LOUNGE/DINER
- GROUND FLOOR
- PRIVATE OUTSIDE SPACE
- GATED DEVELOPMENT
- WELL-MAINTAINED COMMUNAL GARDEN

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This well-presented two bedroom ground floor apartment is located within a sought-after gated development, offering both comfort and convenience. The property features a spacious lounge/diner, providing an ideal space for relaxing or entertaining guests. The master bedroom benefits from an en-suite shower room, while the second bedroom is well-proportioned and suitable for guests or a home office. The kitchen is fitted with a range of units and integrated appliances. Additional features include ample storage and a family bathroom. The apartment is ideally situated within walking distance to local shops and bus routes, making it perfect for commuters or those seeking easy access to amenities.

The apartment boasts its own private outside space, offering a rare opportunity for ground floor living with room to enjoy the outdoors.



This area is perfect for a morning coffee, al fresco dining, or simply unwinding after a busy day. Residents of the gated development also benefit from well-maintained communal gardens, creating a pleasant and secure environment. Allocated parking is provided, along with visitor spaces, ensuring convenience for both residents and guests. This property combines modern living with the added advantage of private outdoor space, making it a unique opportunity in a popular location.

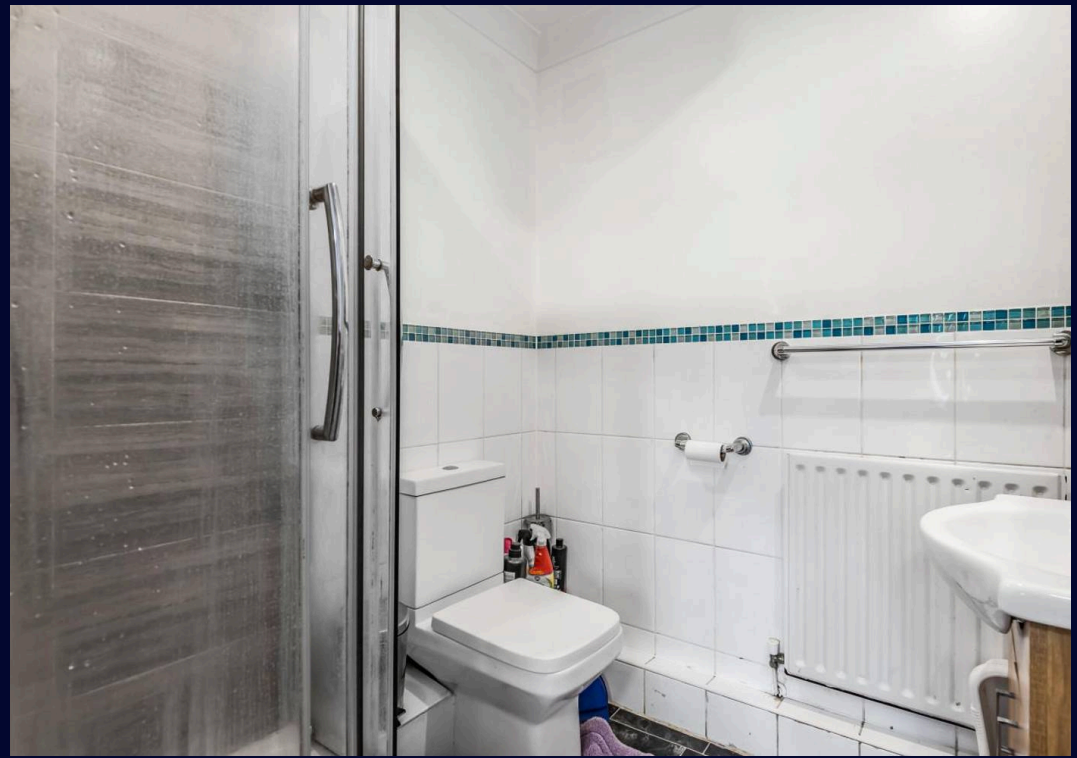
Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

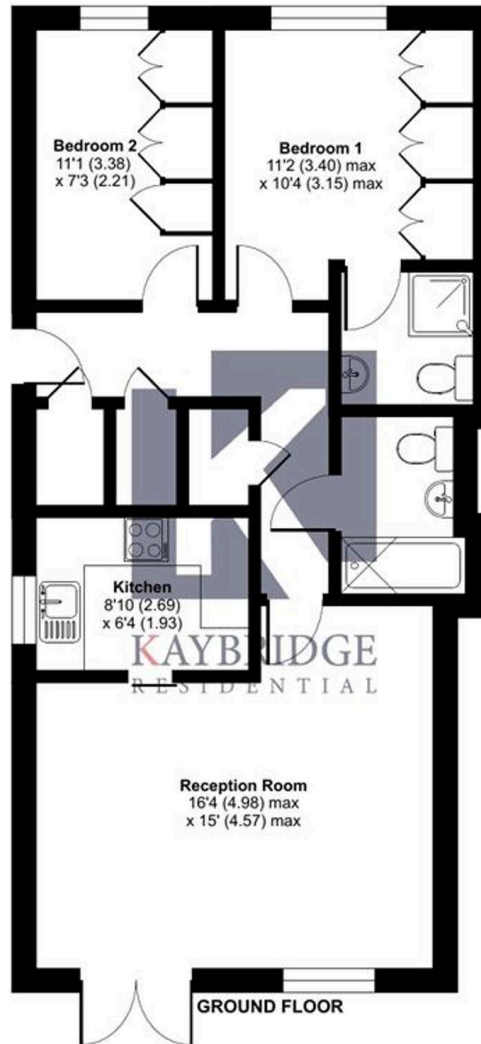




# Maultway Court, Ruxley Lane, Epsom, KT19

Approximate Area = 674 sq ft / 62.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Kaybridge Residential Ltd. REF: 899433



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