



Welbeck Close, Ewell Village

The PERSONAL Agent

Guide Price £325,000

Leasehold

- Beautifully Presented First Floor Maisonette
- Private Covered Front Entrance
- Entrance Lobby
- Spacious Lounge/Dining Room
- Fully Fitted Kitchen
- Two Well Proportioned Bedrooms
- Bathroom
- Double Glazing and Gas Central Heating
- Private Fully Enclosed Garden
- 128 Year Lease and No Onward Chain.

A beautifully presented two bedroom, first floor purpose built maisonette, ideally located within a small close, just a short distance from Ewell Village and Stoneleigh Broadway. Offered to the market with a 128 year lease and No Onward Chain .

Homes of this style are renowned for their exceptional proportions, often exceeding the size of many modern alternatives, making them an ideal choice for buyers seeking to bridge the gap between an apartment and a traditional house.

Whether you are searching for your first home, looking to downsize, or seeking a strong rental investment, this versatile and well-presented maisonette truly ticks all the boxes. Conveniently positioned close to local amenities, shops, and excellent transport links, the property combines comfortable living with a highly desirable and well connected location.

The accommodation comprises a covered private entrance leading into a welcoming entrance lobby. This provides access to a generously sized lounge/dining room, which features a convenient opening through to a modern, fully fitted kitchen, creating an ideal space for both everyday living and entertaining.



The bedrooms are both well proportioned, offering comfortable and versatile living space, while the bathroom has been tastefully fitted with a matching suite, providing a relaxing environment for rest and rejuvenation.

Externally, the property benefits from a private, fully enclosed garden, complete with a paved seating area and a useful storage shed. perfect for bikes and garden furniture.

This attractive home further benefits from a long lease and is offered to the market with no onward chain, making it a superb opportunity for a wide range of buyers.

Ewell Village offers a variety of shops, restaurants, cafés and pubs. The Bourne Hall hosts a public library, subterranean theatre, gymnasium, café, and local museum. It regularly holds gatherings such as fayres. In the heart of the village lies the Hogsmill river leading up to the nature reserve. There are a range of popular local schools within catchment including the Ofsted Outstanding Glyn and of course both Ewell East and West stations with their connections to Waterloo and London Bridge.

Stoneleigh is a highly sought after residential area with a bustling Broadway of shops and restaurants at its heart, as well as a mainline railway station with services to Waterloo every twenty minutes. There is a choice of infant

and junior schools within the immediate vicinity and the Historic Nonsuch Park runs alongside the South East side.

Both the M25 and A3 are easily accessible giving a straight forward route to London and both Heathrow and Gatwick international airports.

Tenure- Leasehold

Length of lease (years remaining) - 128

Annual ground rent amount (£) - £100.00

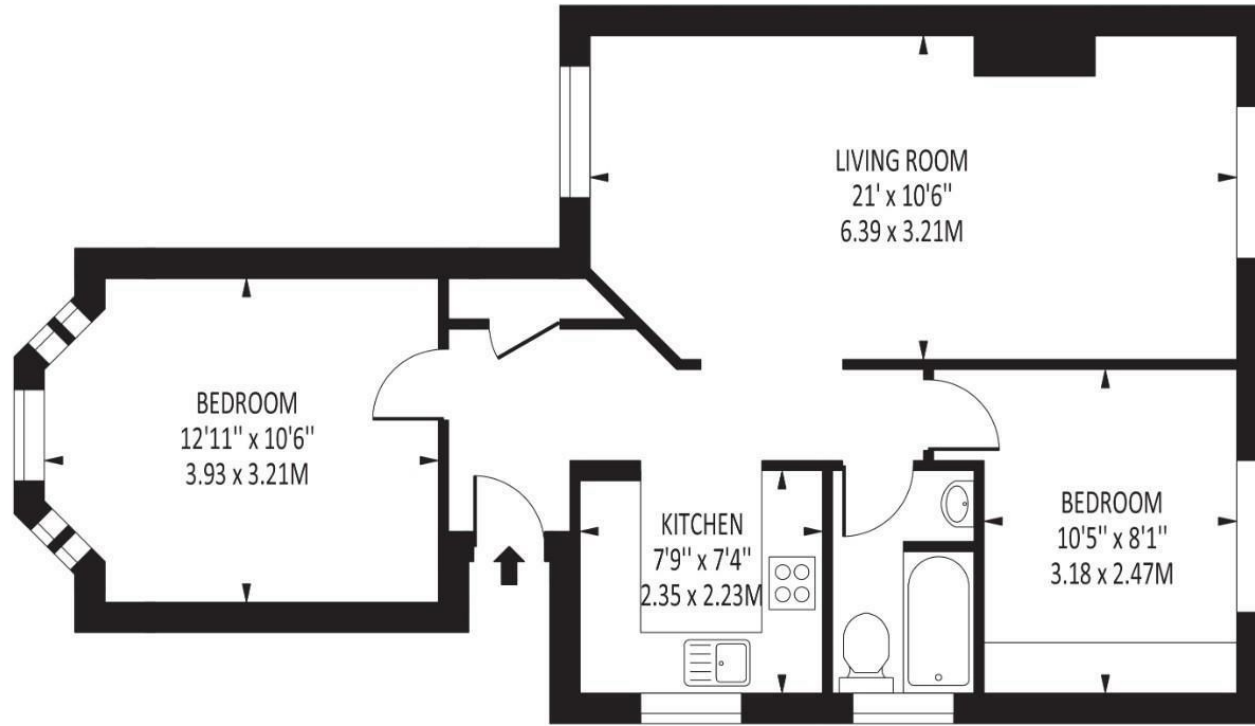
Annual service charge amount (£) - N/A

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.







| Energy Efficiency Rating | | |
|--|---------|-------------------------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 76 | 76 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | | EU Directive 2002/91/EC |

Disclaimer: For Illustration Purposes only
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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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