



Cox Lane, West Ewell

The **PERSONAL** Agent

Guide Price £340,000

Leasehold

- Stunning first floor apartment
- Double bedrooms
- Open plan kitchen, lounge dining room
- Modern family bathroom with private en suite to master
- Block is less than ten years old
- Private and landscaped communal rear garden
- Additional storage cupboard
- Minutes walk to shops
- Low monthly costs
- Viewing by appointment

The Personal Agent are delighted to present this beautifully presented and generously proportioned two bedroom first floor apartment, situated within a highly desirable modern development that is less than ten years old. Offering contemporary accommodation throughout, this superb home is ready to move straight into.

Presented in excellent condition throughout, this beautifully maintained two bedroom first floor apartment offers spacious and contemporary accommodation extending to approximately 698 sq. ft., making it an ideal first time purchase, downsize or investment opportunity.

The heart of the home is the impressive 21ft open plan reception room/kitchen, providing a bright and versatile living space that is perfect for both everyday living and entertaining. The modern kitchen is seamlessly integrated with the living area, creating a sociable and stylish environment.



The property benefits from two generous double bedrooms, both well proportioned and offering ample space for freestanding furniture. The principal bedroom is served by a contemporary en-suite shower room, whilst a separate, modern family bathroom provides additional convenience for guests and the second bedroom.

Further enhancing the practicality of the apartment is a useful internal storage cupboard, along with a welcoming central entrance hall that creates an excellent sense of space throughout.

Finished to a high standard and ready to move straight into, this superb apartment combines modern open-plan living with well balanced accommodation, all presented in exceptional decorative order. An early viewing is highly recommended to fully appreciate the quality, space and lifestyle on offer.

The property enjoys a highly practical location which is on a main bus route as well as having easy access to the A3 and

Kingston upon Thames too. Nearby, is the historic Ewell Village and The Hogsmill River that links to the nature reserve and West Ewell.

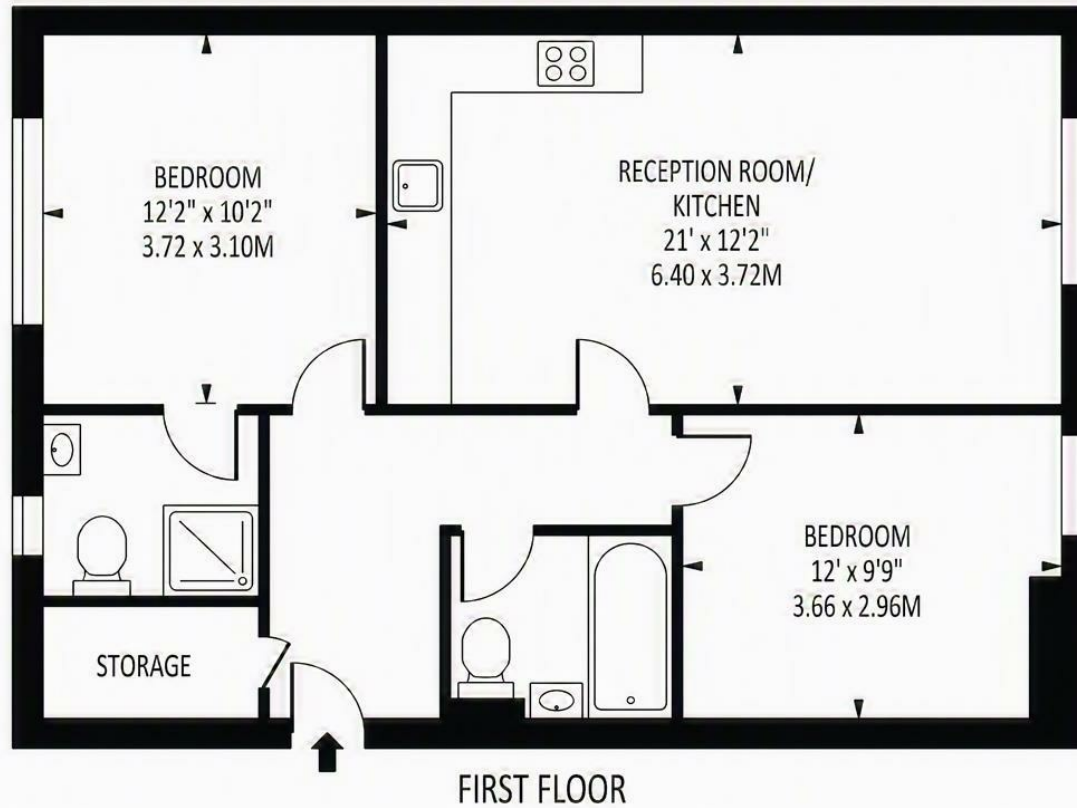
There are a range of popular local schools and of course Chessington North, Ewell East and Ewell West stations with their connections to London that are within a short distance away.

Tenure- Leasehold
Length of lease (years remaining) - 245
Annual ground rent amount (£) - 360.00
Annual service charge amount (£) - 1,600.00
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.







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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