



Collier Close, Ewell

The PERSONAL Agent

# Guide Price £375,000

## Leasehold

- Ground Floor Maisonette
- Two Double Bedrooms
- Modern kitchen
- Large Reception Room
- Utility Area
- Storage Space
- Private Garden
- Backs Onto Horton Park
- New Lease Upon Completion (Subject to agreement)
- No Onward Chain

Situated in a quiet Cul de Sac is this well presented 2 bedroom ground floor maisonette finished to excellent decorative order.

The property offers a large living area with sliding doors accessing the rear. Leading on from the living area is the newly done kitchen with integrated fridge/freezer and dishwasher which gives the property a nice open plan flow.

The property offers two sizeable double bedrooms, complete with a modern well presented family bathroom. This ground floor maisonette is perfect for a couple or family looking for a home that is ready to move into.

New flooring has been fitted throughout and separate utility area has been created, as well as an insulated storage space to allow for extra space.

Lastly a key selling point of this amazing property is that it backs onto Horton park allowing access to Horton golf course.

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Ewell Village offers a variety of shops, restaurants, cafés and pubs. 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 and of course both Ewell East and West stations with their connections to London.

Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups. Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports. The vendor is willing to extend the lease upon completion.

Tenure- Leasehold

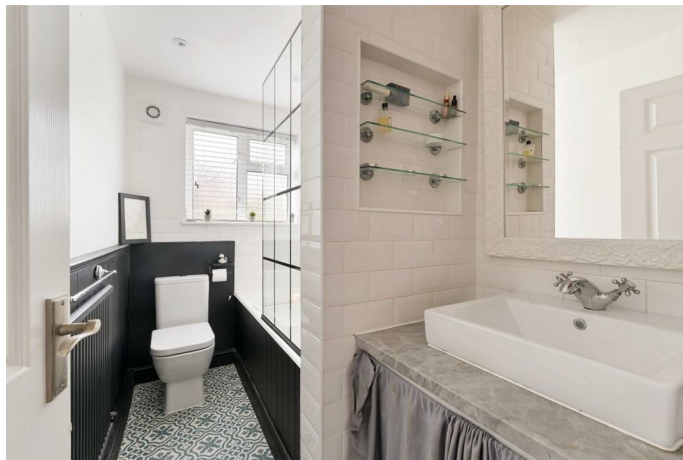
Length of lease (years remaining) - 81 New lease upon completion (subject to agreement)

Service Charge - £1,125 PA inc Buildings Insurance

Ground Rent - £10

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.







GROUND FLOOR

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			
(69-80) C			75
(55-68) D			
(39-54) E		49	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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.

