



Ruxley Lane, West Ewell

# £225,000 Leasehold

- Two Double Bedrooms
- Lounge / Dining Room
- Modern Kitchen
- Refitted Bathroom
- Well Presented Throughout
- Extended Lease
- Walk to Schools & Shops



This well presented two double bedroom apartment is conveniently located within easy walking distance of local schools, shops and transport links.

The property offers a modern kitchen with a range of white units and granite effect work surfaces, and a stylish bathroom which has been refitted.

There are two double bedrooms including the 15ft Master bedroom, and a spacious

lounge / dining room.

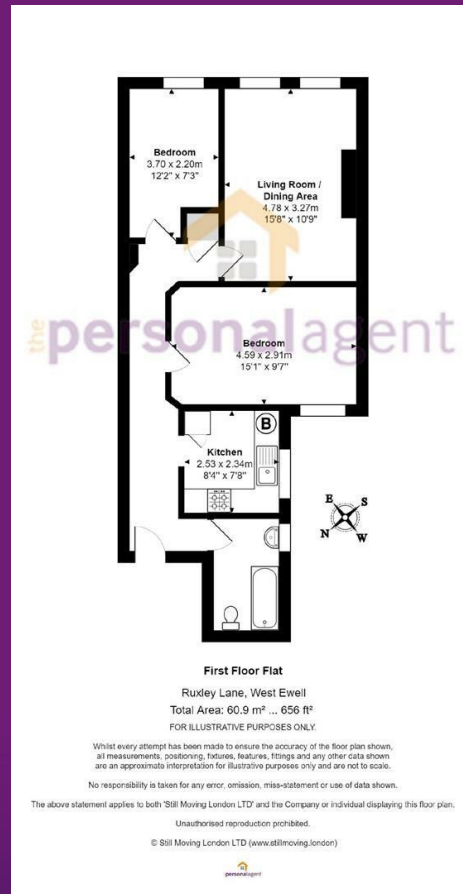
Early viewing highly recommended by sole agents.

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.  
Leasehold







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	73
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.



