



Charlemont House, East Ewell

£365,000

Leasehold

- Ground Floor Apartment
- Two Double Bedrooms
- Family Bathroom & Ensuite Shower
- Spacious 21ft Living/Dining Room
- Private Patio Area
- Two Allocated Parking Spaces
- Short Walk to Ewell East Station
- Communal Grounds
- Walking Distance of Ewell Village

The Personal Agent are pleased to present this spacious two bedroom ground floor apartment in the highly sought after Charlemont House, an exclusive gated development by Devine Homes situated close to Ewell East mainline station just outside Ewell Village.

This property would suit first time buyers, downsizers and investors alike.

The property comprises an entrance hallway with access to two storage cupboards and doors to; 21ft living/dining room with rear aspect windows



and double doors opening onto a private patio area and double doors to the kitchen which offers a range of eye and base level units, integrated hob and extractor above and eye level oven.

From the entrance hall there are doors to; a double bedroom with built-in wardrobes, a master suite with a dressing area and an ensuite shower room, and a family bathroom.

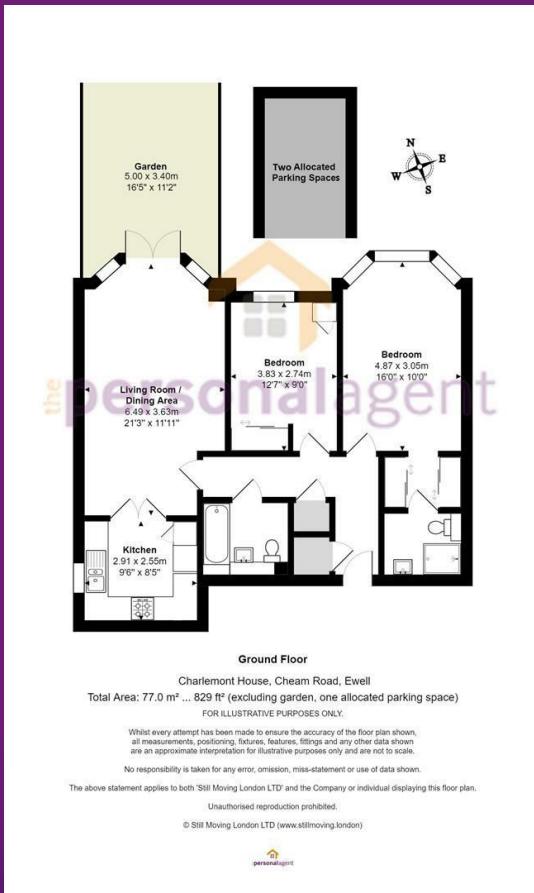
Outside there is a private patio area just outside of the living room patio doors, two allocated parking spaces and communal grounds.

Nearby 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 the open spaces of Epsom Downs, the home of The Derby and Nork Park. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.

Due to the high level of interest that we expect in this property we are recommending immediate inspection to fully appreciate the position and accommodation. Call today to arrange your viewing and avoid disappointment.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	80	80
(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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