

The PERSONAL Agent

Charlemont House, 35 Cheam Road

In Excess of £400,000

Charlemont House, Epsom

- Apartment on Luxury Gated Development
- Communal Front and Back Entrance With Entryphone System
- Secure Allocated Parking
- Well Maintained Grounds and Shared Bike Shed
- Two Balconies Off the Lounge and Master Bedroom
- Bedroom Two Serviced By Family Bathroom
- Modern Fully Fitted Kitchen
- Walking Distance To Ewell East Station (3 mins approx)
- Spacious Lounge/Dining Room
- Master Bedroom With EnSuite

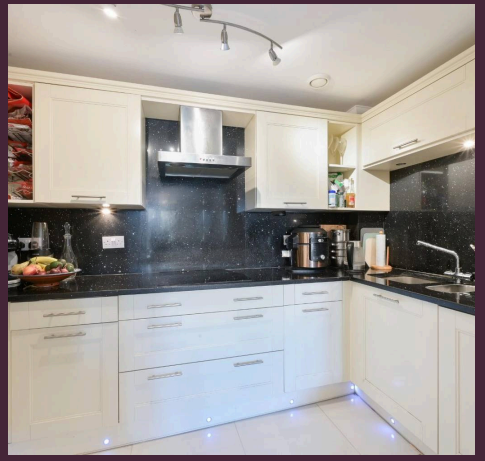
Set within a sought after gated development, this impressive second floor apartment offers a perfect balance of space, security and lifestyle.

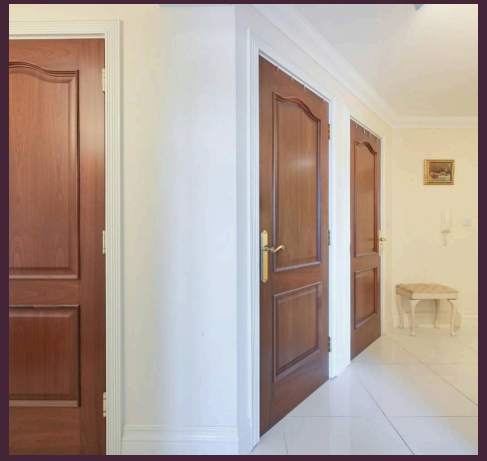
The development benefits from secure entry, well-maintained communal grounds and allocated parking, creating a sense of exclusivity and ease of living.

Inside, the property offers a well-balanced layout with excellent natural light throughout. The generous and versatile living space is ideal for relaxing and entertaining, with direct access to a private balcony. This attractive outdoor space provides the perfect setting for a morning coffee or evening unwind.

The separate kitchen is neatly arranged and practical, offering everything needed for daily living while remaining distinct from the main reception room.





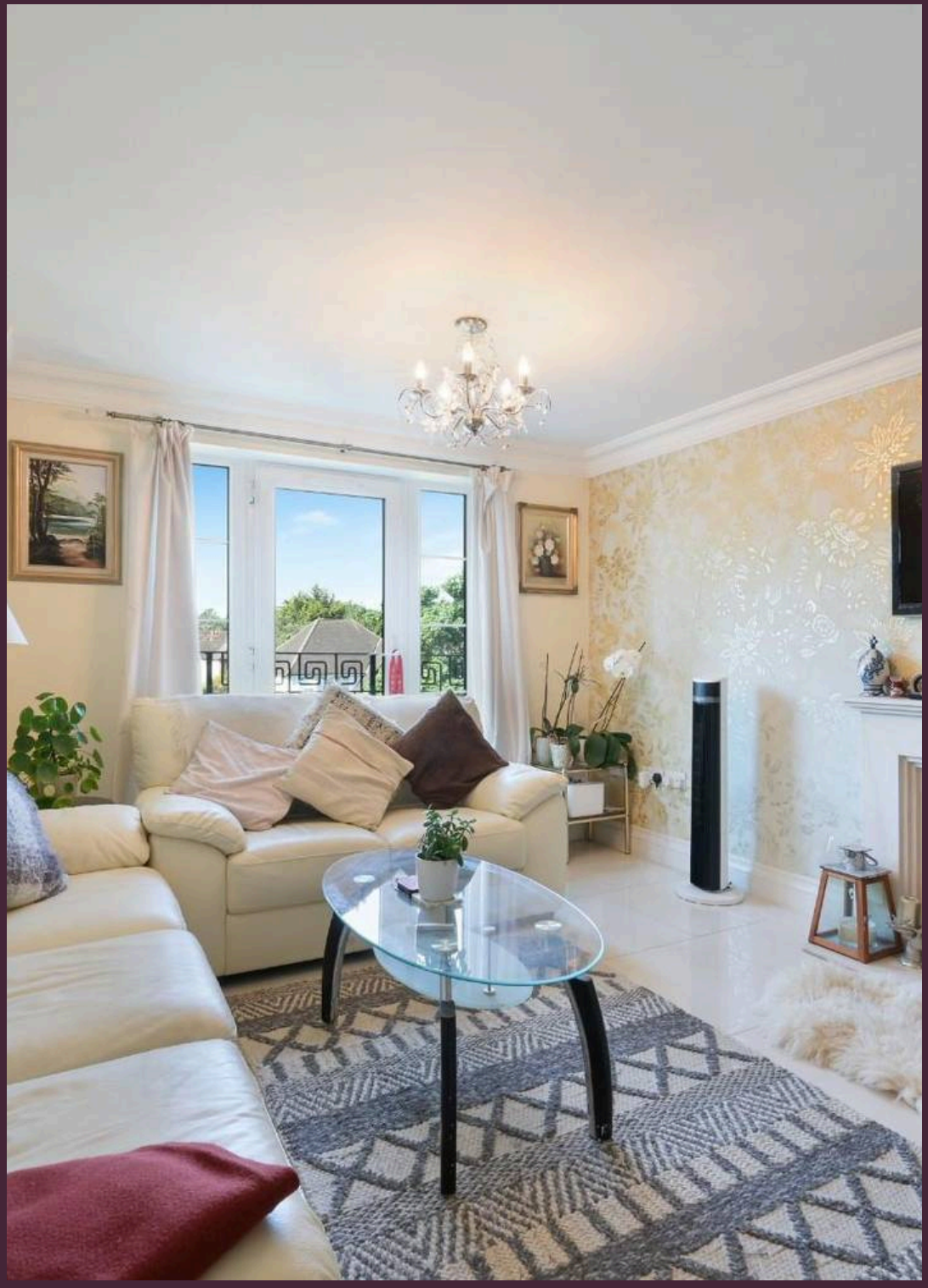






Description

Both bedrooms are comfortable doubles, with the principal bedroom enjoying its own en suite bathroom along with direct access to a second private balcony creating a peaceful and private retreat. A further bathroom serves the rest of the apartment, making the layout particularly appealing for guests, sharers or those wanting a bit of extra flexibility.



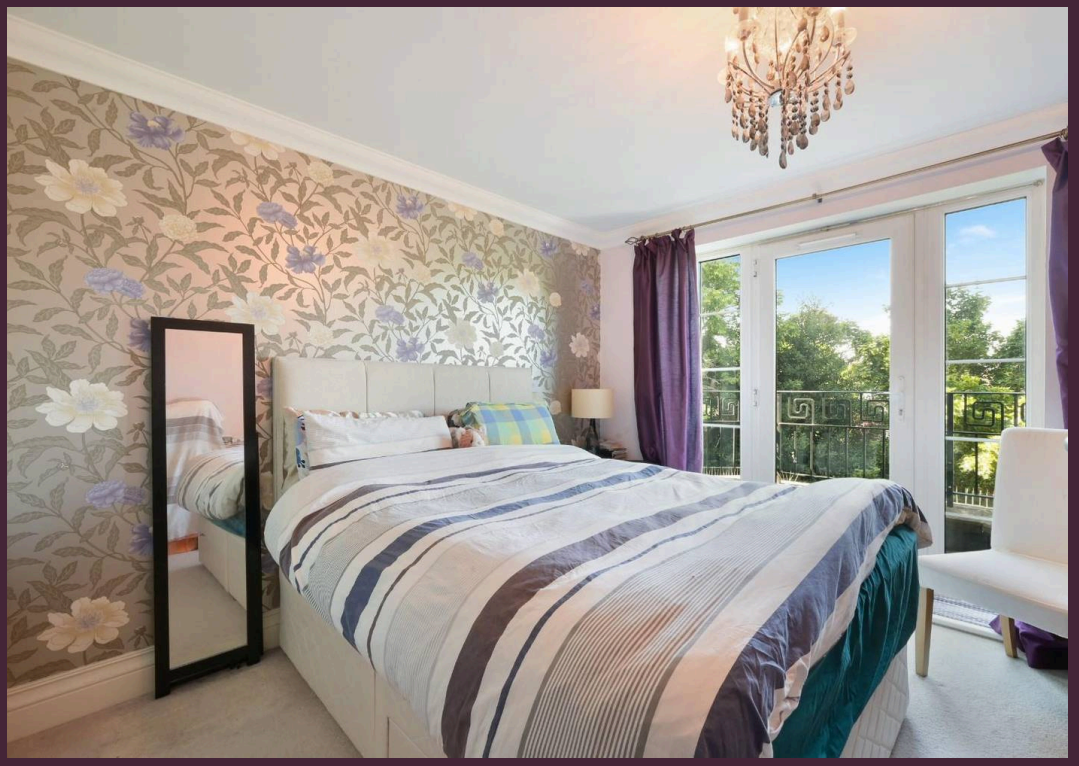
Positioned within easy reach of Ewell Village, with its charming mix of cafés, restaurants and local shops, the location lends itself to an easy, village style way of life. Ewell East train station is within walking distance making it a strong choice for commuters needing straightforward access into London. All in all, this is a well rounded apartment in a prime setting offering secure, low maintenance living with a touch of luxury and excellent connectivity.
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.
Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





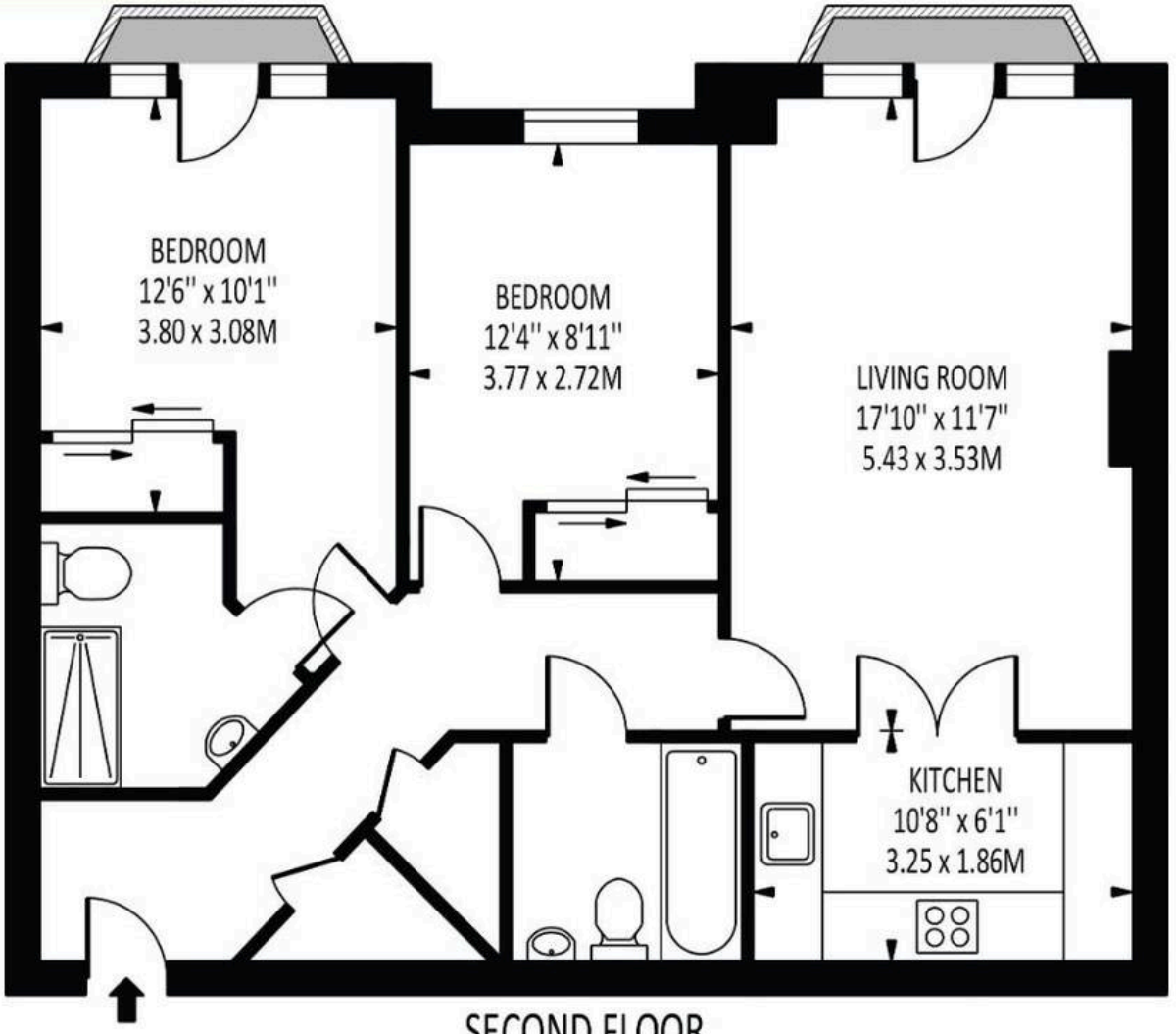




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Total Area: 755 SQ FT • 70.14 SQ M



SECOND 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 inpspection, 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.



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