



Swallow House, Epsom, KT19 0AF





£335,000

## Leasehold

- Two double bedrooms
- First floor apartment
- Contemporary & stylish
- Living/Dining/Kitchen Area
- Contemporary kitchen
- Luxury bathroom
- Ensuite shower room
- Ideal Investment Or FTB
- Fitted Wardrobes
- Private Balcony

Set within a popular modern development built by Riverdale homes, this well proportioned first floor apartment enjoys direct access to a private balcony and an excellent position within this small cul de sac within walking distance of both Ewell West Station & Tolworth Station, not to mention the Ruxley Lane shops & Sports Direct Gym .

Perfect as an investment or first time buy, or perhaps a bolt-hole for those wanting to downsize but not downgrade, this two double bedroom apartment benefits from spacious accommodation and an abundance of natural light.

Immediate viewing is absolutely essential to fully appreciate this particularly well balanced apartment.



The apartment has a video security entry phone and benefits further from a secure communal entrance. The property comprises a spacious open plan living area with double doors to the balcony, open plan fitted kitchen with integrated appliances and granite work surfaces, impressive master bedroom with built-in wardrobes and ensuite shower room, second double bedroom and modern white bathroom suite.

Further noteworthy points to mention include use of the communal gardens, allocated parking space and a true community feel throughout the block.

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.

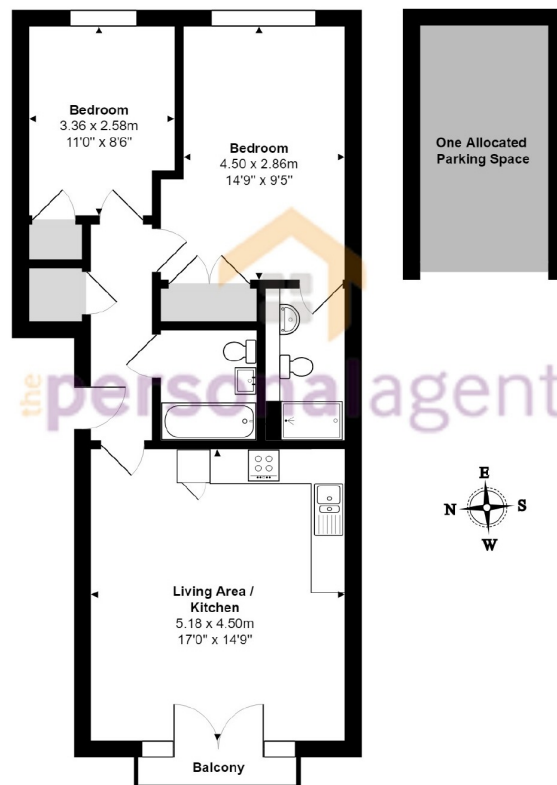
In the heart of the village lies the Hogsmill river leading up to the nature reserve. There are a range of popular local schools and of course both Ewell East and West stations with their connections to London.

Leasehold









Swallow House, Merchant Close, Ewell

Total Area: 62.9 m<sup>2</sup> ... 677 ft<sup>2</sup> (excluding balcony, one allocated parking space)

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