

FOR  
SALE



Ruxley Lane, Ewell, Surrey KT19 9JX

Offers Over £300,000 - Leasehold 252, Chessington Road, Ewell, Epsom, KT19 9XF 0208 394 2555 sales@jacksonnoon.com





## PROPERTY SUMMARY

JACKSON NOON ESTATE AGENTS are pleased to offer this TWO BEDROOM FIRST FLOOR FLAT with lounge and BALCONY, double glazing, gas central heating, OWN GARDEN.....CALL NOW TO VIEW.

## POINTS OF INTEREST

- *Two Bedroom First Floor Flat*
- *Lounge With Balcony*
- *Double Glazing*
- *Gas Central Heating*
- *Own Garden*



## ROOM DESCRIPTIONS

### Front Door to

#### Communal Entrance

Stairs to first floor, front door to

#### Entrance Hall

Cloaks hanging space, radiator, entry phone

#### Lounge

14' 6" x 13' 1" (4.42m x 3.99m) Radiator, double glazed window, double glazed door to balcony

#### Kitchen

12' 0" x 8' 0" (3.66m x 2.44m) Single drainer stainless steel sink unit inset in roll top work surface, range of cupboards and units, larder cupboard, wall mounted boiler, space for fridge freezer, plumbing for autowash, fitted oven and hob, radiator, double glazed window

#### Lobby

Cupboard

#### Bedroom 1

12' 5" x 11' 0" (3.78m x 3.35m) Radiator, fitted wardrobe, airing cupboard, double glazed window

#### Bedroom 2

12' 4" x 7' 3" (3.76m x 2.21m) Radiator, fitted wardrobe, double glazed window

#### Bathroom

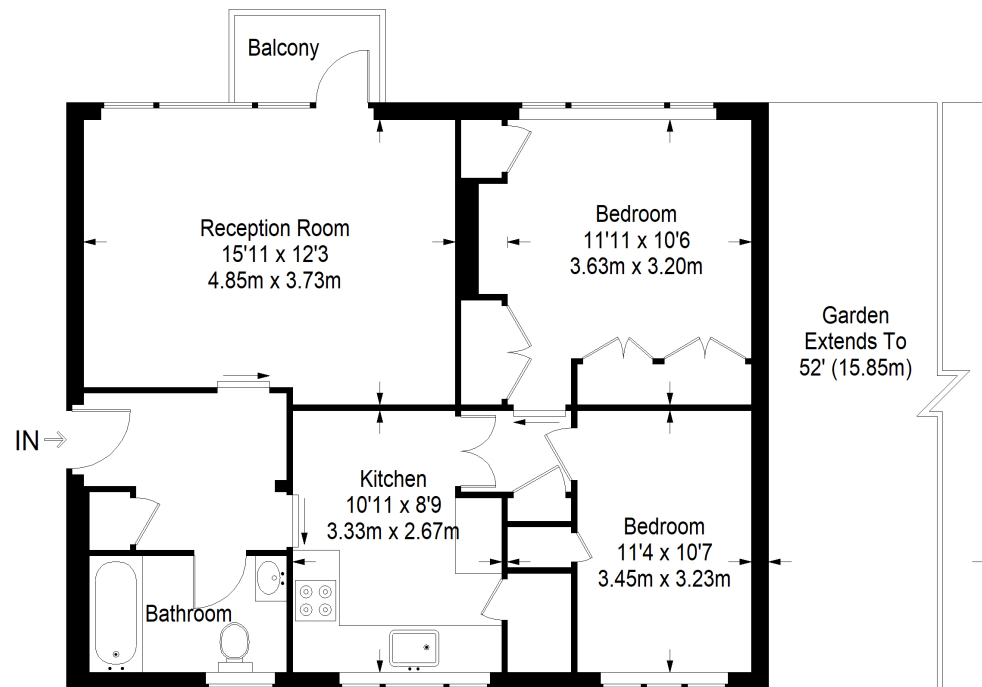
Comprising panel enclosed bath with mixer tap and shower attachment, low level wc, wash hand basin, radiator, tiled walls, double glazed window

### Outside

#### Own Garden

Mainly laid to lawn

## Ruxley Court



**First Floor = 688 sq ft**

Approximate Gross Internal Area  
 FIRST FLOOR = 688 sq ft / 63.91 sq m  
 Total = 688 sq ft / 63.91 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID357409)