



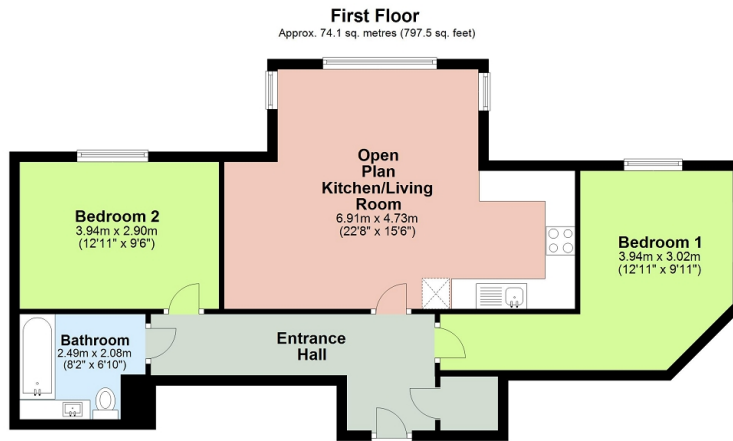
Flat 3, 164 Ruxley Lane Epsom - £275,000

NR | NICHOLLS RESIDENTIAL

Nicholls Residential are pleased to offer this first floor apartment conveniently located for local shops with bus routes to Epsom & Kingston towns. The accommodation comprises of an entrance hall with large storage cupboard, open plan living room with modern kitchen, two double bedrooms and a contemporary fitted bathroom. The property further benefits from one parking space, communal garden to rear and offers no onward chain. Viewing strongly advised.



Ruxley Lane, West Ewell, Epsom, Surrey. KT19 9JS



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating		
	Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A				
(81-91) B				81
(69-80) C	79	79	80	
(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		England & Wales	EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.



Nicholls Residential

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