



Stylish two bedroom apartment in the heart of Kingswood village

exclusive to

SAUNDERS

richardsaunders.co.uk

Waterhouse Lane Kingswood KT20 6EB

Epsom 4 miles
Banstead 2 miles
London by rail 40 minutes
M25 (Junction 8) 3 miles

All times and distances are approximate

A stylish two double bedroom apartment nestled in the heart of Kingswood Village with easy access to its mainline station. This apartment boasts gated parking and a well-appointed interior with recent refurbishments which sets it apart from others available.

- | Hallway
- | Family Room
- | Living Room
- | Open-Plan Kitchen
- | Two Bedrooms
- | Bathroom
- | En Suite Shower Room
- | Gated Parking

Price £345,000



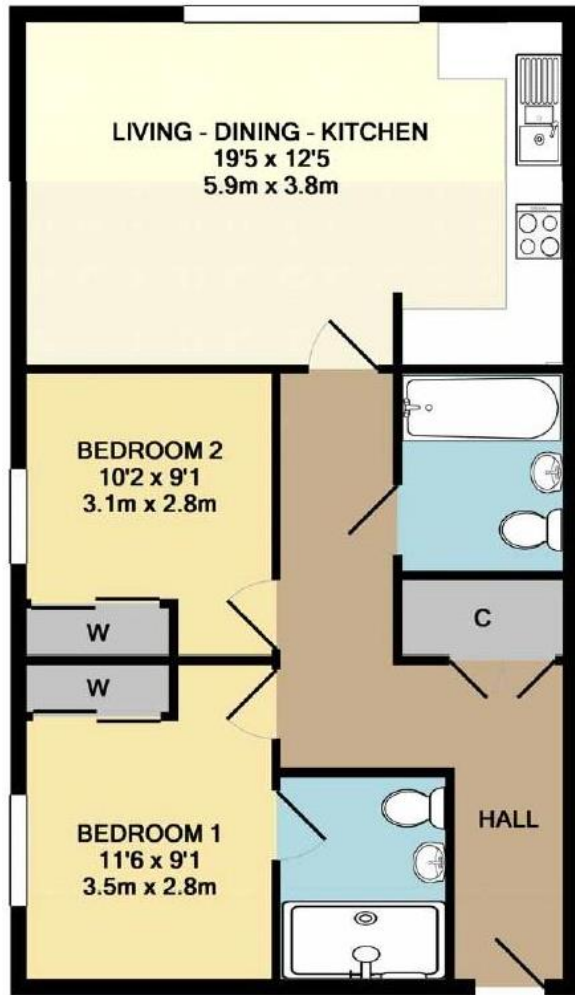


Part of a well-finished development built in 2014. This stylish apartment has two double bedrooms, one of which benefits from a luxury en-suite shower room in addition to a living room that is open-plan leading to an integrated kitchen. The property has recently undergone a thorough refresh with new, stylish flooring which helps present a bright and airy feel. A key point to note, this property is both perfect for a first time buyer and a keen investor, as the property is set within a proven rental location. Having the benefit of private gated parking and being close to the station, this property is must-see.

An ideal location in the heart of the village, this property is just steps away from local shops, restaurants, the Waterhouse cafe and Kingswood Arms pub. The station has frequent rail services to both London Bridge and Victoria and nearby the A217 provides an arterial route to London and to the M25 at Junction 8, bringing both Gatwick and Heathrow airports within easy reach. The area has much to offer for leisure, sport and culture including the Kingswood Lawn Tennis Club and two golf courses.

Gated Parking to Rear | Close Proximity to Kingswood Station | Two double-bedrooms | Open-Plan Fitted Kitchen | Village Location | En-suite to Principal Bedroom | Recently refreshed throughout | Lift Access | Gas Central Heating | No Chain





TOTAL FLOOR AREA
661 SQ FT / 61.4 SQ M

Score	Energy rating	Current	Potential
92+	A		
81-91	B	67 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Tenure: Leasehold
 Service Charge £1,779.32 p.a.
 Ground Rent £150 p.a.
 Local Authority: Reigate and Banstead Borough Council
 Council Tax Band: D
 All mains services
 FFTC Broadband
 To the best of our knowledge on production of this brochure

discover more at richardsaunders.co.uk



IMPORTANT NOTICE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Viewing
Please call us to arrange
a viewing appointment

1 Waterhouse Lane
Kingswood
01737 360000

2 High Street
Banstead
01737 363333

Residential Lettings
All Areas
01737 370700

