



Furze Hall, Furze Hill, Kingswood, Surrey KT20 6EP

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- Ground Floor Apartment
- Private South-East Facing Terrace
- Two Double Bedrooms
- Luxury Ensuite Shower Room & Separate Bathroom
- Modern Fitted Kitchen
- Open-Plan Living/Dining Room
- Two Allocated Parking Bays
- Visitors Parking
- Gated Development
- Walking Distance To Village & Railway Station

£469,950 Leasehold



DESCRIPTION

Located in a gated development close to Kingswood railway station and village shops is this spacious two double bedroom ground floor apartment with its own patio.

Upon entry there is a generous sized hallway which guides you to a well proportioned living/dining room with double doors to the patio terrace. Just off the hallway is a luxury fitted kitchen to the rear aspect fitted with a range of units and integrated appliances. The master bedroom has fitted wardrobes and a modern en-suite shower room. There is a further double bedroom with a built in wardrobe and family bathroom.

Outside is the south east facing patio, which is not overlooked and leads to the communal grounds. The gardens continue to the side where there is a private garden shed. There are two allocated parking bays and visitors parking set behind electronically controlled gates. An internal viewing is highly recommended.

Length of Lease - 98 years

Service Charge - £3,286 pa

Ground Rent - £100 pa

SETTING

This spacious apartment is situated close to the village of Kingswood which provides a comprehensive parade of local shops and restaurants, including a convenience store/post office, off licence, Waterhouse Cafe, hairdressers, beauticians and The Kingswood Arms public house.

Kingswood Station provides services into London of approximately 45 minutes. The M25 is accessed via Junction 8 1.7 miles to the south and both Gatwick and Heathrow airports are within reach.

For golfers there are four world-renowned golf clubs, Kingswood Golf and Country club, Surrey Downs, Walton Heath and the RAC golf club all close by. Horse Riding schools and stabling can be found in Kingswood, Chipstead, Tadworth and Walton on the Hill.

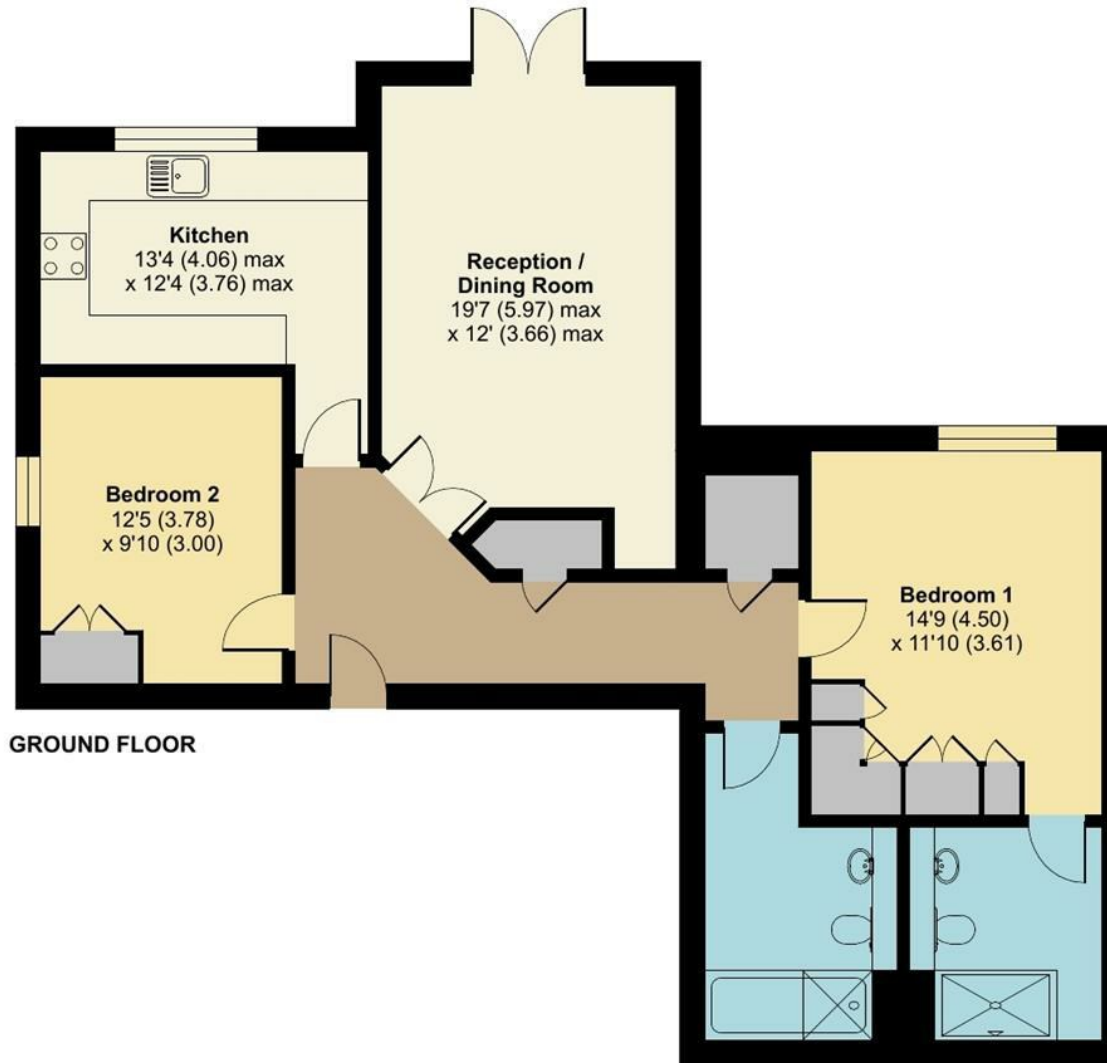




Furze Hill, Kingswood, Tadworth, KT20

Approximate Area = 985 sq ft / 91.5 sq m

For identification only - Not to scale



GROUND FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	77
(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		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		