



FINE & COUNTRY
Kingswood

Flat 5, Long Orchards
Copthill Lane, Kingswood, KT20 6HN

Property at a glance

- First Floor Apartment
- Two Double Bedrooms
- Two Bath/Shower Rooms
- Modern Kitchen/Breakfast Room
- Large Open-Plan Living/Dining Room
- No Onward Chain
- Beautiful Communal Landscaped Acre Grounds
- Carport & Visitors Parking
- Storage Cupboard To The Rear of The Garage
- Walking Distance To Village & Railway Station

Setting

This splendid apartment is situated close to the village of Kingswood which provides a comprehensive parade of local shops and restaurants.

Kingswood Station has services into London of approximately 45 minutes. The M25 is accessed via Junction 8, 1.7 miles to the south providing connections to the wider motorway network, whilst for the frequent flyer 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

£535,000 Leasehold - Share of

Flat 5, Long Orchards

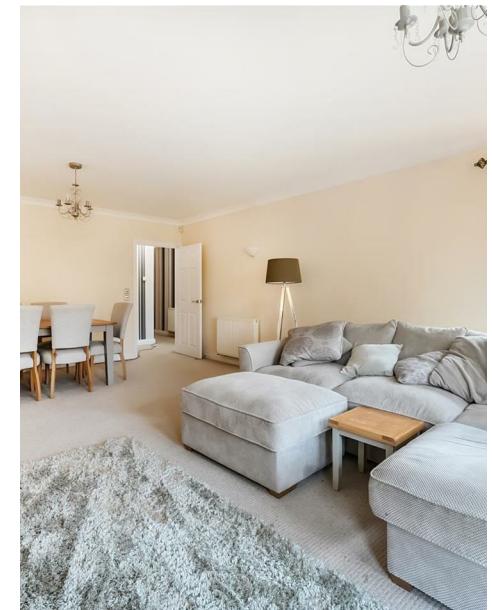
OFFERS INVITED

Located within beautifully landscaped and gated communal grounds measuring around an acre, is this spacious first floor apartment, within walking distance of Kingswood Village shops and railway station.

Upon entry the generous sized hallway, with two storage cupboards, guides you to a well proportioned 21' x 15' sitting/dining room with an attractive fireplace with large bay window and a modern kitchen/breakfast room with a range of integrated appliances. The principal bedroom provides a range of fitted wardrobes, a modern en-suite shower room, with patio door leading onto a private balcony. In addition, there is a spacious second bedroom and a modern bathroom.

Other benefits include an allocated carport, visitors' parking bay, secure entry phone system and superb communal grounds.

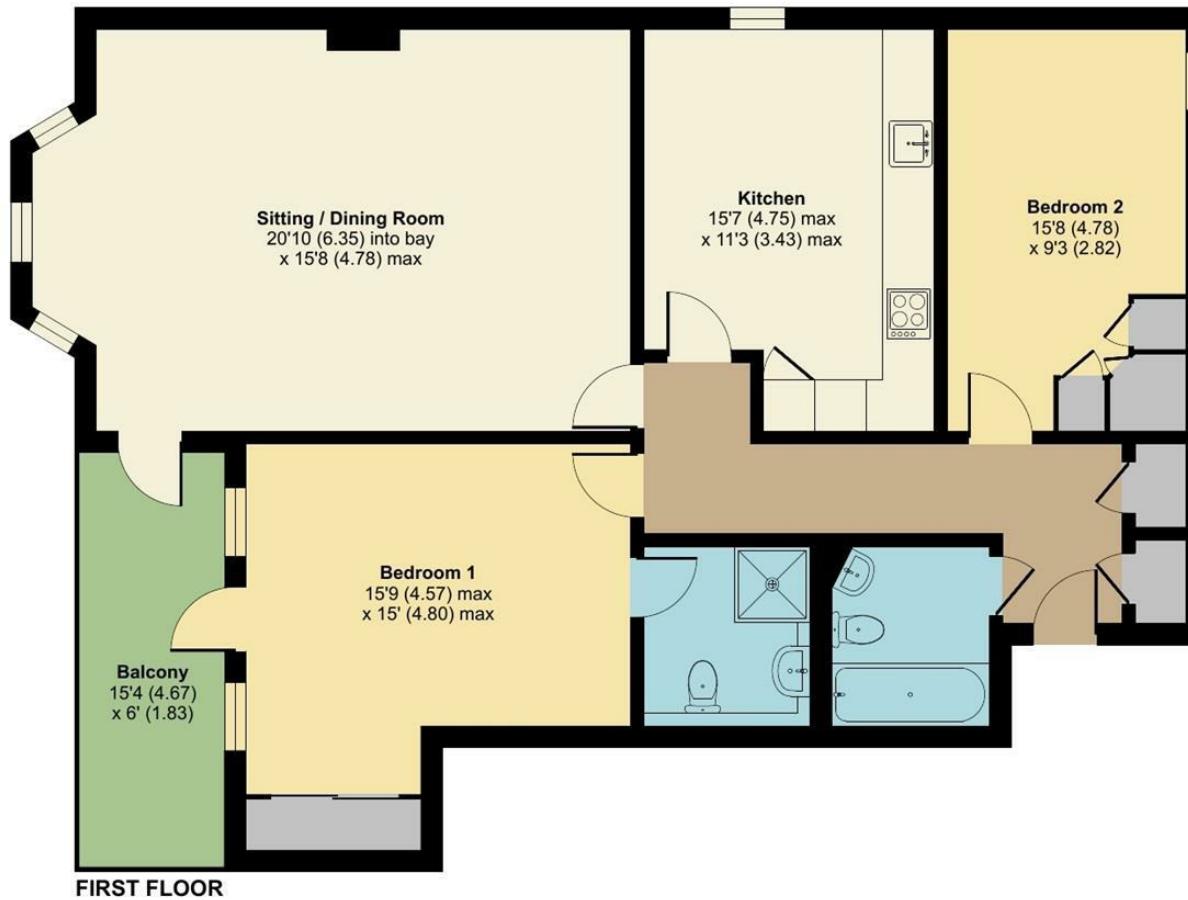
This apartment is well worth viewing and is offered with no onward chain.



Copthill Lane, Kingswood, Tadworth, KT20

Approximate Area = 1101 sq ft / 102.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichescom 2024.
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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

For a free valuation, contact the numbers listed on the brochure.

Viewings strictly via the vendors agents Fine & Country on 01737 361014.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(A) 92+	A		82
(B) 91	B		82
(C) 90-80	C		
(D) 89-68	D		
(E) 67-54	E		
(F) 53-38	F		
(G) 37-0	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			



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