



FINE & COUNTRY
Kingswood

5 Furze Hill Court
Furze Hill, Kingswood, Surrey KT20 6EP

Property at a glance

- Ground Floor Apartment
- Private Courtyard Garden
- For People Over 55
- Two Double Bedrooms
- Open-Plan Kitchen/Living/Dining Room
- Modern Family Bath/Shower Room
- Store Room
- Allocated Parking Bay
- Communal Grounds
- Walking Distance To Village & Railway Station

Setting

This lovely apartment is situated in 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. Locally there is a wide choice of state and independent schools.

In terms of transportation, Kingswood Station is within easy walking distance and provides 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 can be found in Kingswood, Chipstead, Tadworth and Walton on the Hill.

£325,000 Leasehold

5 Furze Hill Court

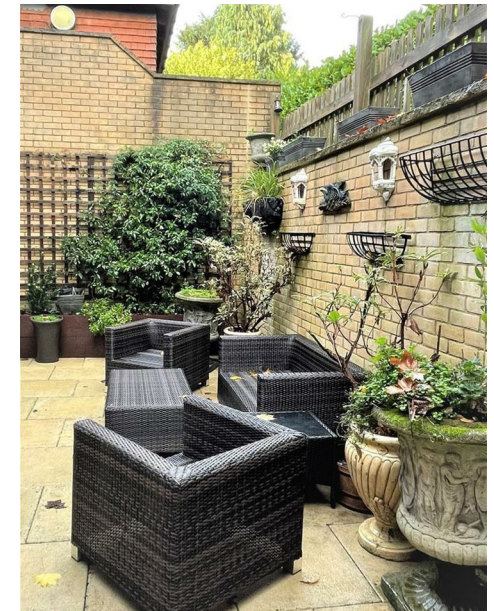
This splendid ground floor apartment with private courtyard garden is located within walking distance of Kingswood village and railway station. The small development is strictly for people over 55 and was built around 10 years ago.

A secure entry system provides access to the modern, communal entrance hall with staircase and lift to the first floor, a covered communal seating area can be found on this level.

Once into the apartment you will find a spacious entrance hall with a large store room, an open-plan kitchen/living/dining room with patio doors leading to the private courtyard garden. The modern kitchen is fitted with a range of fitted units and integrated appliances. There are two double bedrooms and a family bath/shower room.

Outside there are communal grounds and an allocated parking bay. The property is vacant, offering no on going chain.

Council tax band E - Service Charge - £245.92 PCM and Ground Rent - £339.30 from Sept 2022 - Sept 2023 - No pets.





Approximate Floor Area
709 sq. ft
(66.00 sq. m)

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			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		67	69
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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