



The Glade, Kingswood

The **PERSONAL** Agent

Asking Price £635,000

Leasehold - Share of Freehold

- Character Mansion apartment - 1473 sq ft
- Two double bedrooms both with fitted wardrobes
- Modern fitted kitchen with integrated appliances
- Large sitting room with fireplace & separate dining room
- Ensuite shower room & fitted family bathroom
- Large southerly facing rear garden with patio area
- Garage, Carport & Allocated Residents' parking
- Share of Freehold
- Within easy walking distance of Kingswood village
- No onward chain

A grand and very spacious two double bedroom garden mansion apartment situated within this imposing character property located in one of Kingswood's most sought after roads. The property has sole use of a very large south facing garden, a further side garden area, car port and garage.

This elegant two double bedroom ground floor mansion apartment offers incredibly spacious accommodation throughout. Forming part of a large period property located in a private road in the heart of Kingswood.

The accommodation comprises a spacious entrance hall with storage; very spacious (22' x 21') sitting room with high ceiling, feature fireplace and doors to the garden; separate dining room, good size modern kitchen with some integrated appliances; large master bedroom with fitted wardrobes and ensuite shower room; good size bedroom 2 with fitted wardrobes and family bathroom.



The very large south facing garden measures approximately 0.65 of an acre and comprises extensive lawned areas, patio area and mature trees and shrubs. There is also a further side garden area leading to the car port and garage.

The property is approached via a large shared driveway with further residents' parking.

The Glade is one of Kingswood's most sought after roads and is located within an easy walk of Kingswood village with its local shops, restaurants, and Zone 6 station with services to London Bridge via East Croydon.

One of the stand out features of this home is its immediate surroundings and the easy access to open countryside it enjoys. Banstead Woods & Walton Heath are both wonderful open spaces that are a short distance away. There are several golf courses in the vicinity. The nearby A217 road link affords easy access to larger towns and the M25 junction 8.

No onward chain.

Tenure - Leasehold - Share of Freehold
Length of lease (years remaining) - 957
Annual ground rent amount (£) - TBC
Annual service charge amount (£) - 1560.00
Council tax band - E

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.





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Total Area: 1473 SQ FT • 136.81 SQ M

(Including Garage)

Garage Area: 122 SQ FT • 11.36 SQ M



GROUND FLOOR

Disclaimer: For Illustration Purposes only

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(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

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LETTINGS & MANAGEMENT
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The
PERSONAL
Agent

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