



The Glade, Kingswood

The PERSONAL Agent

# £515,000

## Leasehold - Share of Freehold

- Two double bedrooms
- Two bathrooms
- Character features
- Luxury fitted kitchen
- Spacious sitting/dining room
- Large south facing balcony
- Double glazing and central heating
- Residents parking
- Garage
- Walking distance of village and train station

A beautifully presented and updated two double bedroom first floor apartment with a South facing balcony. Located within this elegant character property in a prestigious road in Kingswood.

The property is approached by a large gravel driveway with resident's parking, garage in a block and communal gardens.

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.

There are acres of open countryside and walking options on the doorstep on nearby Walton Heath and Banstead Woods.



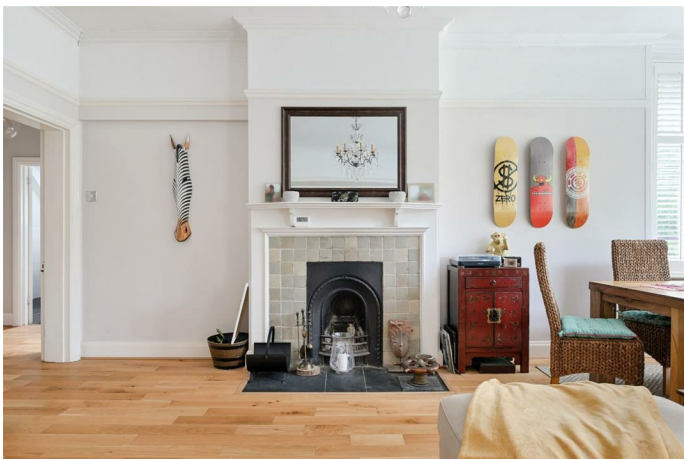
This wonderful apartment has spacious accommodation throughout and comprises; spacious entrance hall with storage, 22'8 X 18' sitting dining room with feature fireplace and access to the large south facing balcony. The modern fitted kitchen is an excellent size and has integrated appliances and a nice outlook. There is also hardwood flooring to the majority of the rooms.

Bedroom one is a good sized double and has a walk in wardrobe, further wardrobe and stylish ensuite shower room, bedroom two is also a good sized double bedroom. The family bathroom is modern and fitted and has a useful storage area.

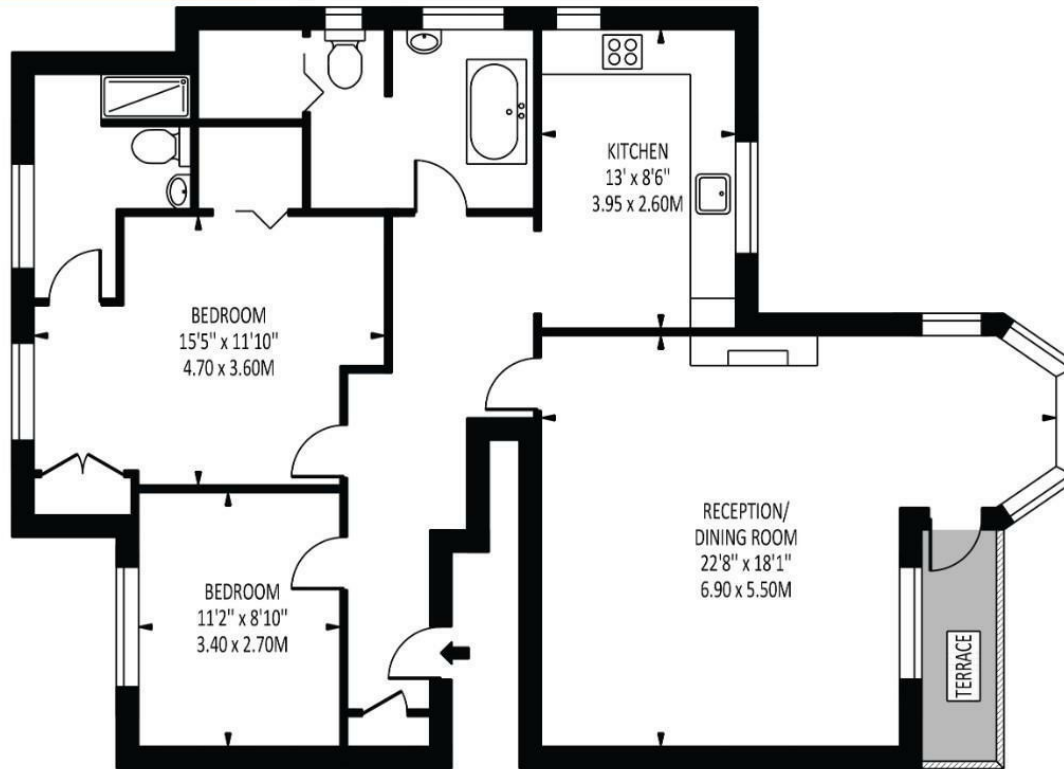
There are several excellent golf courses within a few minutes drive. The nearby A217 road link affords easy access to larger towns and the M25 Junction 8.

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.







FIRST 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

**EPSOM OFFICE**  
2 West Street  
Epsom, Surrey, KT18 7RG  
01372 745 850

**STONELEIGH/EWELL OFFICE**  
62 Stoneleigh Broadway  
Stoneleigh, Surrey, KT17 2HS  
020 8393 9411

**BANSTEAD OFFICE**  
141 High Street  
Banstead, Surrey, SM7 2NS  
01737 333 699

**TADWORTH OFFICE**  
Station Approach Road  
Tadworth, Surrey, KT20 5AG  
01737 814 900

**LETTINGS & MANAGEMENT**  
157 High Street  
Epsom, Surrey KT19 8EW  
01372 726 666

The  
**PERSONAL**  
Agent

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.  
Registered in England No. 4398817.



**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

