Furze Hill, Kingswood

The PERSONAL Agent

Asking Price £325,000

Leasehold

- Retirement Flat- Residents over 55
- Ground floor
- No onward chain
- Modern throughout
- Integrated appliances
- Private decking
- Secure communal area
- Private parking space
- Very close to Kingswood Village
- Short walk to Kingswood Station

Over 55s!

Situated in the charming village of Kingswood, this delightful two bedroom ground floor apartment is exclusively available for those aged over 55. Built in 2014, this new build property spans an impressive 710 square feet and is offered with no onward chain, making it an ideal choice for those looking to settle in a peaceful yet vibrant community.

Upon entering, you are greeted by a welcoming hallway that leads to a modern open plan living-dining-kitchen area. This space is perfect for entertaining or simply enjoying a quiet evening at home, featuring integrated appliances and a wine cooler for your convenience. The patio doors open up to a private decking area, providing a lovely outdoor space to relax and enjoy the fresh air.

The apartment boasts two generously sized double bedrooms, one of which includes a built-in wardrobe, offering ample storage. The newly decorated bathroom is a highlight, featuring both a separate bath and shower, ensuring comfort and style.

Location is key, and this property does not disappoint. Just a stone's throw from Kingswood Station, you can reach London Bridge in approximately 45 minutes, making it perfect for commuters. Additionally, the nearby Kingswood Arms and several prestigious golf clubs, including Kingswood Golf and Country Club, Surrey Downs, Walton Heath, and the RAC Golf Club, cater to those with an active lifestyle.

This property presents a wonderful opportunity to enjoy a modern, low-maintenance lifestyle in a sought-after area. Don't miss your chance to make this lovely apartment your new home.

As you enter the property you are greeted by a spacious entrance hall with access to all rooms as well as storage. To the rear of the property are two double bedrooms, one of which has built in wardrobes. The main living space is an open plan kitchen/dining/living area with integrated appliances. The main bedroom and reception room both have doors leading to the private decking.

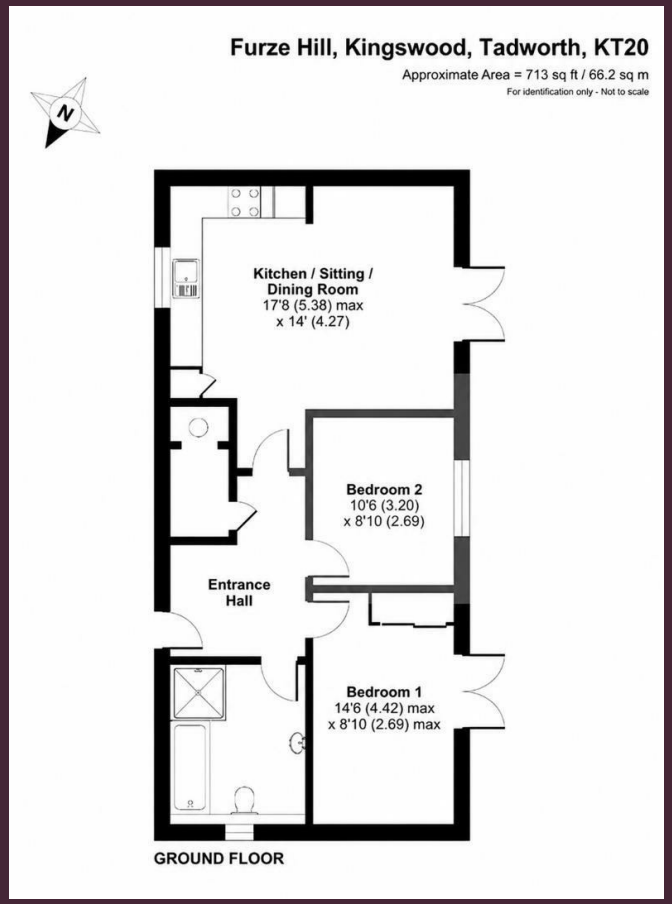
To the rear of the property is a private decking, as well as a communal garden. To the front of the property is a private parking space as well as a secure lobby.

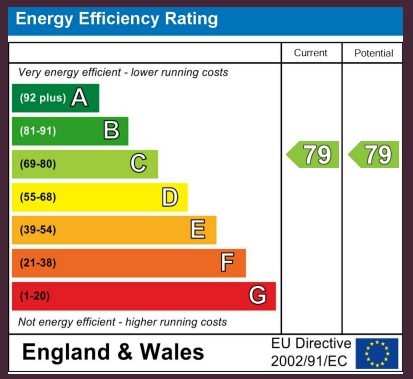
The property is in very close proximity to Kingswood Village, with a local pub, café, restaurants and a station. The A217 provides an arterial route to London and the M25 motorway at Reigate Hill (J8).

Nearby are plenty of green spaces for casual walks as well as Kingswood Golf & Country Club, which is ideal for golf enthusiasts or for socialising in the bar/restaurant.

Tenure - Leasehold
Length of lease (years remaining) - 86
Annual ground rent amount (£) - 390.00
Annual service charge amount (£) - 3,000.00
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.





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 & KINGSWOOD 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.