



Kingston Road, Stoneleigh

The **PERSONAL** Agent

# Guide Price £330,000

## Leasehold

- Desirable gated development location
- Spacious first floor apartment
- Two generous double bedrooms
- Offered with no onward chain
- Bright lounge/dining room
- Modern open plan fitted kitchen
- Master bedroom with ensuite shower
- Modern family bathroom suite
- Allocated parking and secure entry
- Close to station, shops & Nonsuch Park

Offered with no onward chain, The Personal Agent are proud to present this nicely presented first-floor, two double bedroom apartment, set within a highly desirable gated development just moments from Stoneleigh Broadway, local shops, excellent schools, and Stoneleigh railway station.

Offered in good condition throughout, the property enjoys a superb position within this well-regarded modern development, benefiting from a secure gated entrance, allocated parking, and well-maintained communal grounds.

Apartments in this location rarely become available, particularly being within such close proximity to Stoneleigh Broadway, the mainline station, and the historic Nonsuch Park, making early viewing highly recommended.

The property offers stylish and practical living space, ideal for first-time buyers, downsizers, or investors alike. The bright, spacious lounge flows seamlessly into a modern open-plan



kitchen with a breakfast bar seating area, creating an ideal space for entertaining friends or relaxing at the end of a busy day.

The master bedroom benefits from a smart ensuite shower room, while the second double bedroom provides flexibility as a guest room or home office. A modern family bathroom, secure entry system, and well-kept communal areas add further appeal.

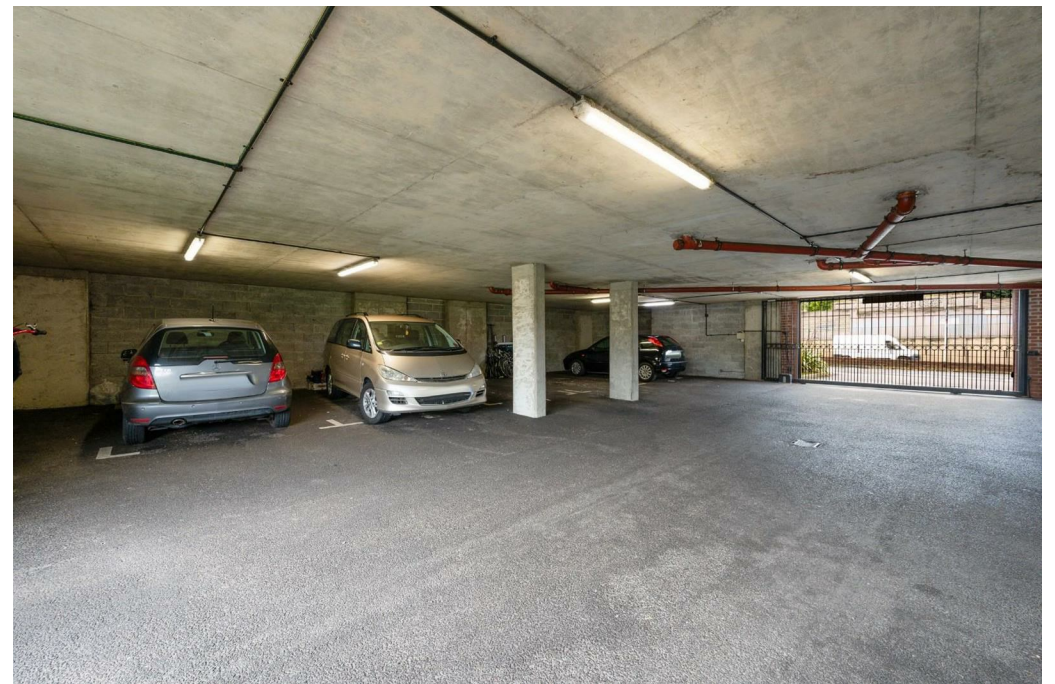
Externally, there are communal gardens to the front and rear, along with electronically gated parking beneath the building.

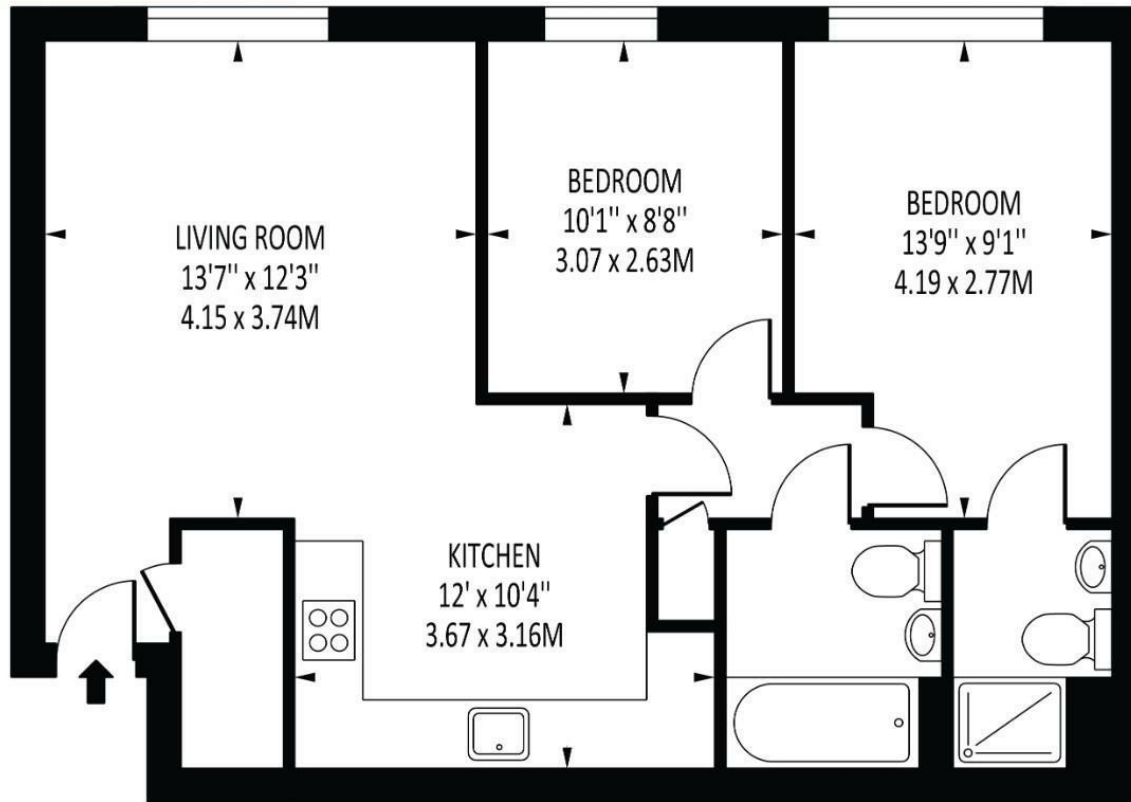
Stoneleigh is a highly sought-after area, known for its friendly community, excellent transport links, and range of local amenities. The Broadway offers a vibrant selection of shops and restaurants, while Stoneleigh Station provides regular services to London Waterloo in around 20 minutes. The area is also close to well-regarded schools, Nonsuch Park, and offers easy access to the A3 and M25, providing straightforward routes to both Heathrow and Gatwick airports.

Tenure: Leasehold  
Years Remaining: 103  
Ground Rent: £200 per annum  
Service Charge: £1,305 per annum  
Council Tax Band: D

Please note: Whilst we believe the information above to be correct, it has not yet been formally verified by the sellers. We recommend all details be confirmed by your legal representative prior to purchase.







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>	<b>79</b>	<b>79</b>
(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

Disclaimer: For Illustration Purposes only  
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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.



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