Furze Hill, Tadworth,

£250,000 - Leasehold

2 1 1

WILLIAMS HARLOW

Located in the charming area of Furze Hill, Kingswood, this delightful retirement apartment for those aged over 55, offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms and a spacious reception room, the layout is designed to provide a warm and inviting atmosphere.

One of the standout features of this apartment is its prime location. Just a short stroll away, you will find Kingswood station and local shops, making daily errands and commuting a breeze. The property also benefits from a communal lift plus an entry phone system, enhancing both accessibility and security.

Surrounded by beautifully maintained communal grounds and the countryside on your doorstep, residents can enjoy a peaceful outdoor environment, perfect for relaxation or leisurely walks. For those who enjoy golf, the apartment is conveniently situated near several prestigious golf clubs, including Kingswood Golf Club, Surrey Downs, Walton Heath and the RAC Golf Club, catering to enthusiasts of the sport.

Additionally, the property offers parking facilities and is ideally located for easy access to both Gatwick and Heathrow airports, making it a practical choice for those who travel frequently. This apartment is not just a home; it is a lifestyle choice, offering comfort, convenience, and a vibrant community atmosphere. Whether you are looking to downsize or seeking a peaceful retirement, this property is sure to meet your expectations.

THE PROPERTY

There is an entry phone system for access to the property. Upon entry you are greeted by a large lobby with lifts and stairs to the first floor where you can find the private front door to the apartment. The property comprises of a generous entrance hallway, modern family bathroom, master bedroom with built in wardrobes and large window overlooking the front of the property, a spacious bright living area with double opening French doors to Juliet balcony, a well fitted kitchen and dining area. The second bedroom has a skylight window, plus there is a large boiler room with the benefit of a safe. Finally there is the benefit of a large loft area with built in loft ladder which is fully insulated, part boarded with a long hanging rail and lighting. The property also benefits from a new heat pump and heating control system.

OUTSIDE AREA

The property is surrounded by well maintained communal grounds, one allocated parking space and residents parking.

LOCAL AREA

The apartment Kingswood is in a highly regarded residential area and is surrounded by miles of open countryside. Kingswood village has a selection of local amenities, cafes and a popular local pub. For a wider range of shopping facilities and local amenities Banstead village, Reigate, and Epsom town centres are all nearby. Kingswood train station is a few minutes walk away with direct services to London Bridge and Victoria in approximately 45 minutes. Excellent road connections to the A217, A3, M25 and M23 for Gatwick and Heathrow airports.

LOCAL TRAINS

Kingswood, Chipstead, Woodmansterne – London Bridge – Approx. 1 hour 2 min
Tadworth – London Bridge 1 hour
Reigate to London Victoria - Approx. 40 minutes
Reigate to Gatwick Airport - Approx. 15 minutes
Reigate to Reading - Approx. 1 hour 15 minutes

LOCAL BUSES

420 Sutton to Crawley via Banstead, Tattenham Corner, Tadworth, Kingswood, Lower Kingswood, Reigate, Redhill, Earlswood, Salfords, Horley, Gatwick Airport (South)
420 Sutton to Redhill, via Banstead, Tadworth, Lower Kingswood, Reigate
460 Epsom to Crawley via Tadworth, Kingswood, Reigate, Redhill and Horley
480 Epsom to Headley via Tattenham Corner
S1 Banstead to Lavender Field (Mitcham) via Sutton
166 Banstead to Epsom Hospital via Epsom Downs, Banstead, Woodmansterne, Coulsdon, Purley, West Croydon Bus Station

LEASE

113 years remaining.

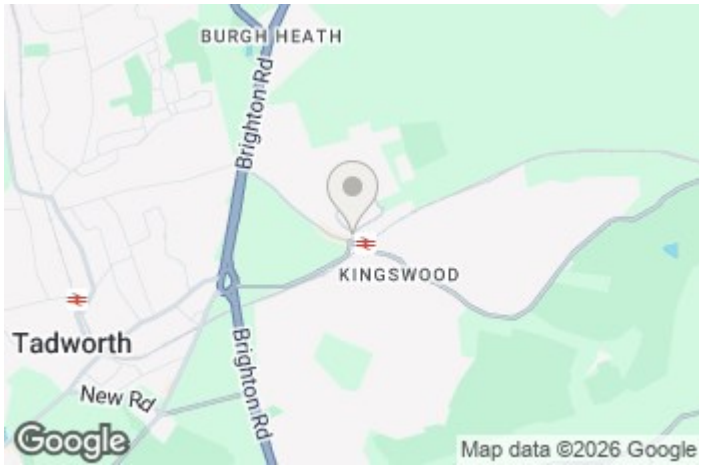
SERVICE CHARGES

£312.00 per calendar month.

GROUND RENT

£378.00 per annum.

WHY WILLIAMS HARLOW



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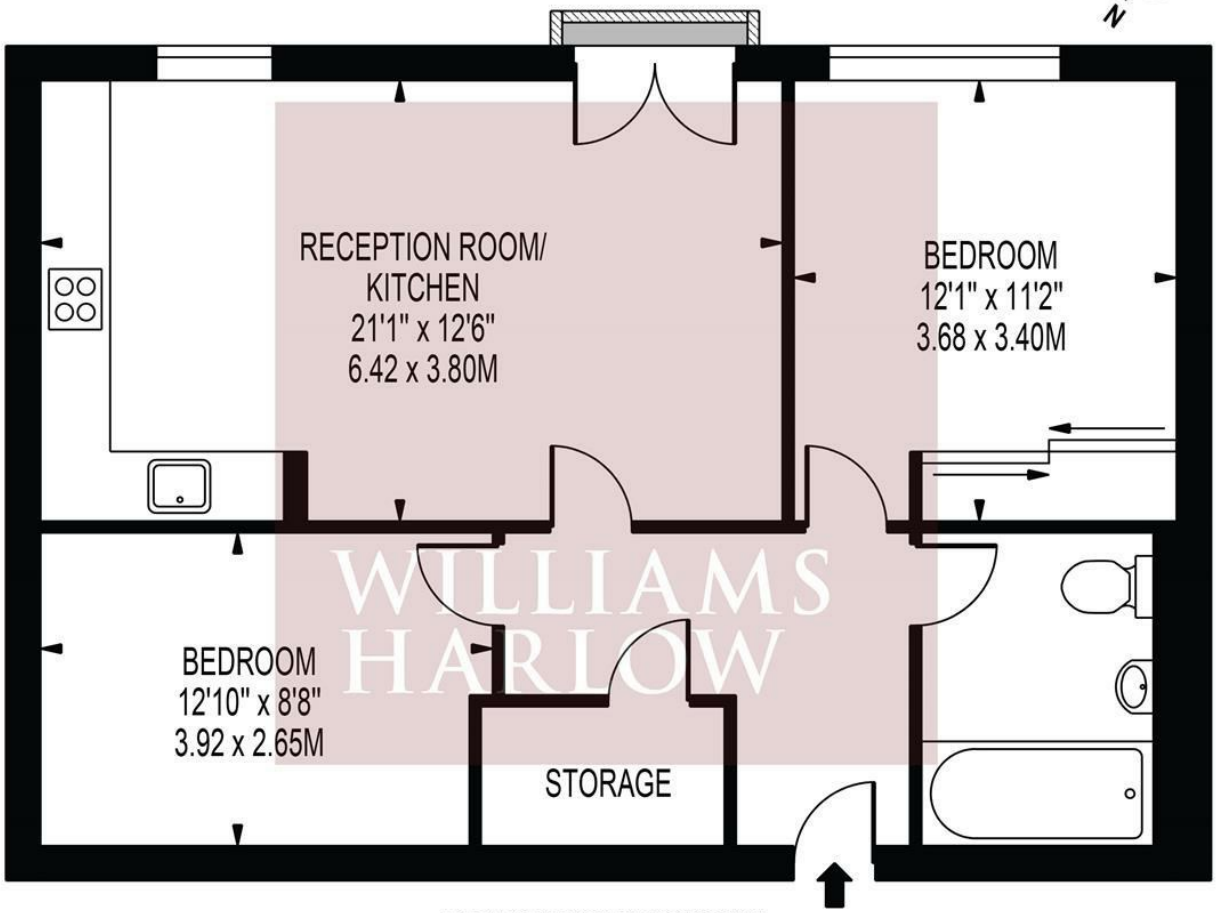
FURZE HILL COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: **690 SQ FT - 64.12 SQ M**



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ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
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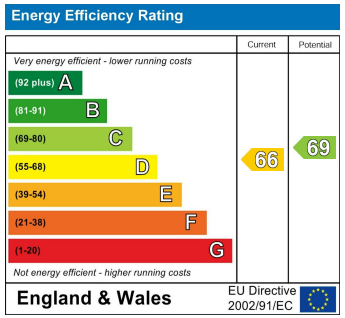

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