

Waterhouse Lane Kingswood, KT20 6HU

WILLIAMS HARLOW ARE PROUD TO PRESENT A LUXURY TWO BEDROOM APARTMENT TO THE MARKET. A spacious ground floor apartment (1,650 sq ft) situated in a brand new development located within walking distance to Kingswood train station. Consisting of two double bedrooms, two en-suite bathrooms, dressing room, a large open-plan kitchen-diner-living room, separate WC with underfloor heating throughout. The property is finished to an excellent and very attractive standard and benefits from its own private patio area and underground car parking. Available in mid-December on an unfurnished basis.

£3,000 PCM Unfurnished



COMMUNAL ENTRANCE

Double opening entrance doors with entry phone system, giving access to an impressive entrance foyer with both stairs and lift providing access to the first and second floor levels.

PRIVATE FRONT DOOR

Which gives access through to:

GENEROUS ENTRANCE HALL

Off which there is a storage cupboard, WC and utility room.

KITCHEN/DINING/LIVING ROOM

The kitchen area is well equipped with a high quality range of wall and base units and a large central island with all integral appliances. Large storage cupboard and window to the rear.

KITCHEN

DINING ROOM/LIVING ROOM AREA

Double aspect with two windows to the rear can easily fit dining table, media cabinets and sofas. Doorway providing access to the:

PRIVATE PATIO

Glass balustrade overlooking the rear communal gardens.

MASTER BEDROOM

Bay window to the rear. A comprehensive range of built in wardrobes. Here there is access to the:

EN-SUITE BATHROOM

Enclosed shower cubicle. Low level WC. Wash hand basin. Bath.

BEDROOM TWO

Double aspect with window to the rear and side. Access to its own private dressing room.

DRESSING ROOM

EN-SUITE

Enclosed shower cubicle. Low level WC. Wash hand basin.

UTILITY ROOM

Cupboards. Space and plumbing for two domestic appliances.

WC

Low level WC. Wash hand basin.

OUTSIDE

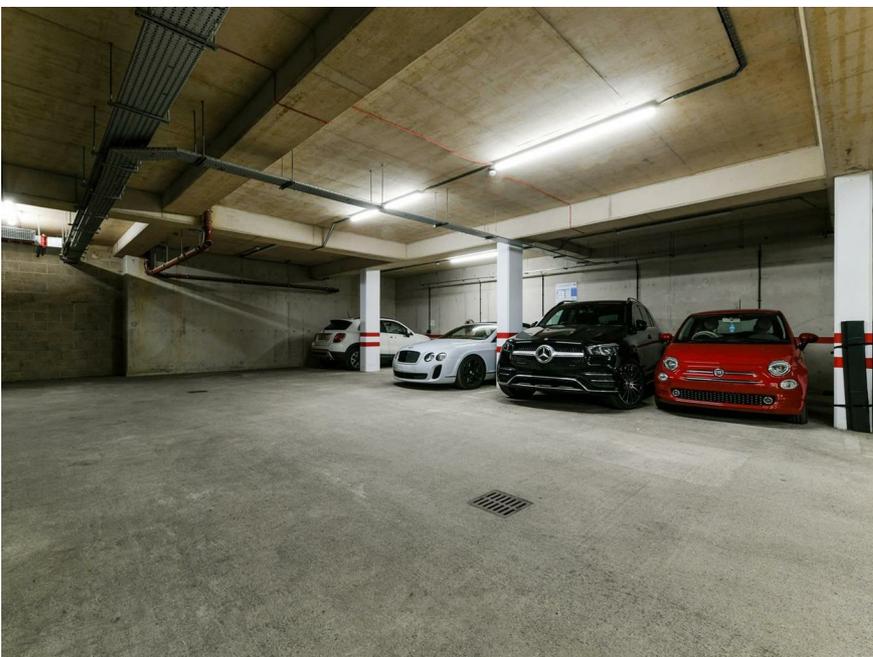
COMMUNAL GARDENS

The property has well maintained communal gardens to the front and rear comprising of areas of lawn, patio, flower/ shrub borders and storage. The rear garden offers a high degree of privacy.

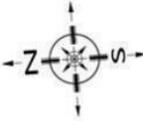
PARKING

One allocated parking space available by secure parking in the basement of this building accessed via electronically controlled roller doors.

COUNCIL TAX



Approximate Area = 156.3 sq m / 1682 sq ft
Including Limited Use Area (1.2 sq m / 13 sq ft)



Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 290774



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		86	86
(69-80) C			
(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	