



Stylish two bedroom apartment in the heart of Kingswood village

exclusive to

SAUNDERS

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Waterhouse Lane Kingswood KT20 6EB

Epsom 4 miles
Banstead 2 miles
London by rail 40 minutes
M25 (Junction 8) 3 miles

All times and distances are approximate

A stylish two double bedroom apartment nestled in the heart of Kingswood Village with easy access to its mainline station. This apartment boasts gated parking and a well-appointed interior, making it a must see for a variety of purchasers. Please arrange an internal viewing with our sales team on 01737 363333.

- | Hallway
- | Family Room
- | Living Room
- | Open-Plan Kitchen
- | Two Bedrooms
- | Bathroom
- | En Suite Shower Room
- | Gated Parking

Offers in Excess of £300,000



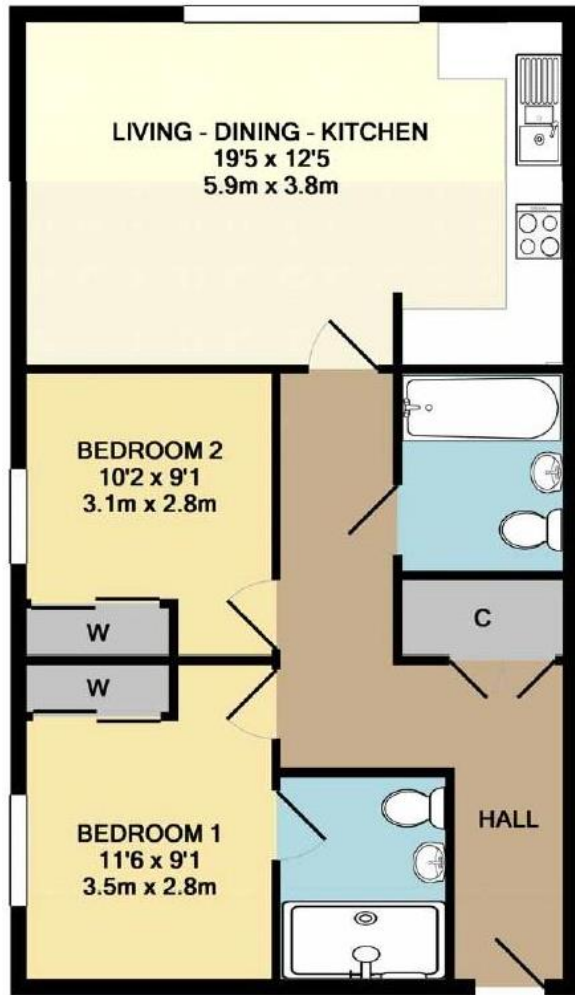


Part of a well-finished development built in 2014. This stylish apartment has two double bedrooms, one of which benefits from a luxury en-suite shower room in addition to a living room that is open-plan leading to an integrated kitchen. A key point to note, this property is both perfect for a first time buyer and a keen investor, as the property is set within a proven rental location. Having the benefit of private gated parking and being close to the station, this property is must-see.

An ideal location in the heart of the village, this property is just steps away from local shops, restaurants, the Waterhouse cafe and Kingswood Arms pub. The station has frequent rail services to both London Bridge and Victoria and nearby the A217 provides an arterial route to London and to the M25 at Junction 8, bringing both Gatwick and Heathrow airports within easy reach. The area has much to offer for leisure, sport and culture including the Kingswood Lawn Tennis Club and two golf courses.

Gated Parking to Rear | Close Proximity to Kingswood Station | Double Glazed Throughout | Open-Plan Fitted Kitchen | Village Location | En-suite to Principal Bedroom | Two Double Bedrooms | Lift Access | Gas Central Heating | No Chain





TOTAL FLOOR AREA
661 SQ FT / 61.4 SQ M

Score	Energy rating	Current	Potential
92+	A		
81-91	B	67 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Tenure: Leasehold
Local Authority: Reigate and Banstead Borough Council
Council Tax Band: D
All mains services
FFTC Broadband
To the best of our knowledge on production of this brochure

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Viewing
Please call us to arrange
a viewing appointment

1 Waterhouse Lane
Kingswood
01737 360000

2 High Street
Banstead
01737 363333

Residential Lettings
All Areas
01737 370700

