



An attractive apartment in a popular development for the over 55's

exclusive to

SAUNDERS

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Furze Hill Court Furze Hill Kingswood KT20 6EP

Kingswood Village ¼ mile
London by rail 40 minutes
M25 (Junction 8) 3 miles

All times and distances are approximate

A bright and spacious first floor apartment with lift access, in this conveniently located retirement development within the village. The accommodation is spacious and the apartment is well-presented throughout.

- | Communal Hall and Terrace
- | Entrance Hall
- | Open-Plan Kitchen – Sitting-Dining Room
- | 2 Bedrooms
- | Bathroom
- | Allocated Parking
- | Communal Gardens

Offers in the Region of £310,000



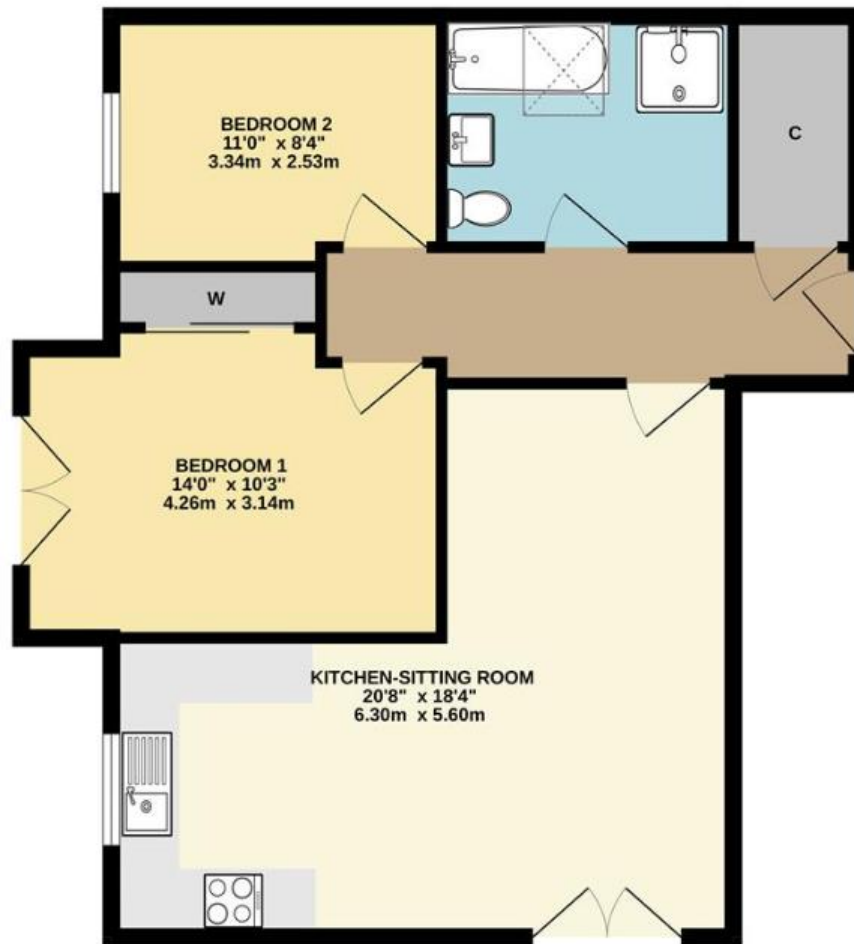


This modern apartment is situated on the first floor of this popular development, exclusively for the over 55's. The principal bedroom enjoys a Juliet balcony overlooking an idyllic section of the communal gardens and has the added benefit of built-in wardrobes, the second bedroom is of good proportions with a vaulted ceiling lending some feature. The modern bathroom is well-appointed with a large bath and separate shower cubicle. The contemporary fitted kitchen is open-plan to the Sitting - Dining Room to best facilitate entertaining and day-to-day living. Externally the apartment has the benefit of lift access, entry phone control, an allocated parking space and both internal and external communal spaces.

On the edge of the village, the property is within a short walk of local shops, the Waterhouse Cafe, restaurants and the Kingswood Arms pub. Nearby the station has commuter rail services to London Bridge and Victoria and within a few minutes' drive, the M25 at Reigate Hill brings both Heathrow and Gatwick Airports within easy reach. Banstead Village, Epsom and Reigate all offer more extensive shopping and the area has a wealth of venues for sport, leisure and culture including Kingswood's own golf courses and tennis club.



Quiet Village centre setting | Juliet Balconies overlooking the communal gardens | Contemporary fitted Kitchen | Fitted wardrobes to principal bedroom | Lift Access | Vaulted ceiling to 2nd bedroom | Modern bathroom with separate shower cubicle | Less than 400 yard walk to Kingswood Station | Allocated parking space | Underfloor Heating



TOTAL FLOOR AREA
710 SQ FT / 66 SQ M

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Tenure: Leasehold 114 years remaining
 Service Charge – TBC
 Ground Rent - TBC
 Local Authority: Reigate and Banstead Borough Council
 Council Tax Band: F
 All mains services
 To the best of our knowledge on production of this brochure

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