



STANACRE COURT

2004

Sought-after ground floor apartment, just moments from the village and station

exclusive to

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Stanacre Court
St. Monicas Road
Kingswood
KT20 6HF

Kingswood Village a 5 minute walk
London by rail 40 minutes
M25 (Junction 8) 3 miles
All times and distances are approximate

In this quiet location and yet just moments from Kingswood Village and Station, this sought after ground floor apartment has a bright and modern interior.

The property features two double bedrooms, two bath/shower rooms and a private patio.

- Communal Hall
- Entrance Hall
- Sitting-Dining Room
- Kitchen
- Bedroom 1 with en suite Shower Room
- Bedroom 2
- Guest Bathroom
- Designated Parking Space
- Visitors Parking
- Communal Grounds

Price £430,000





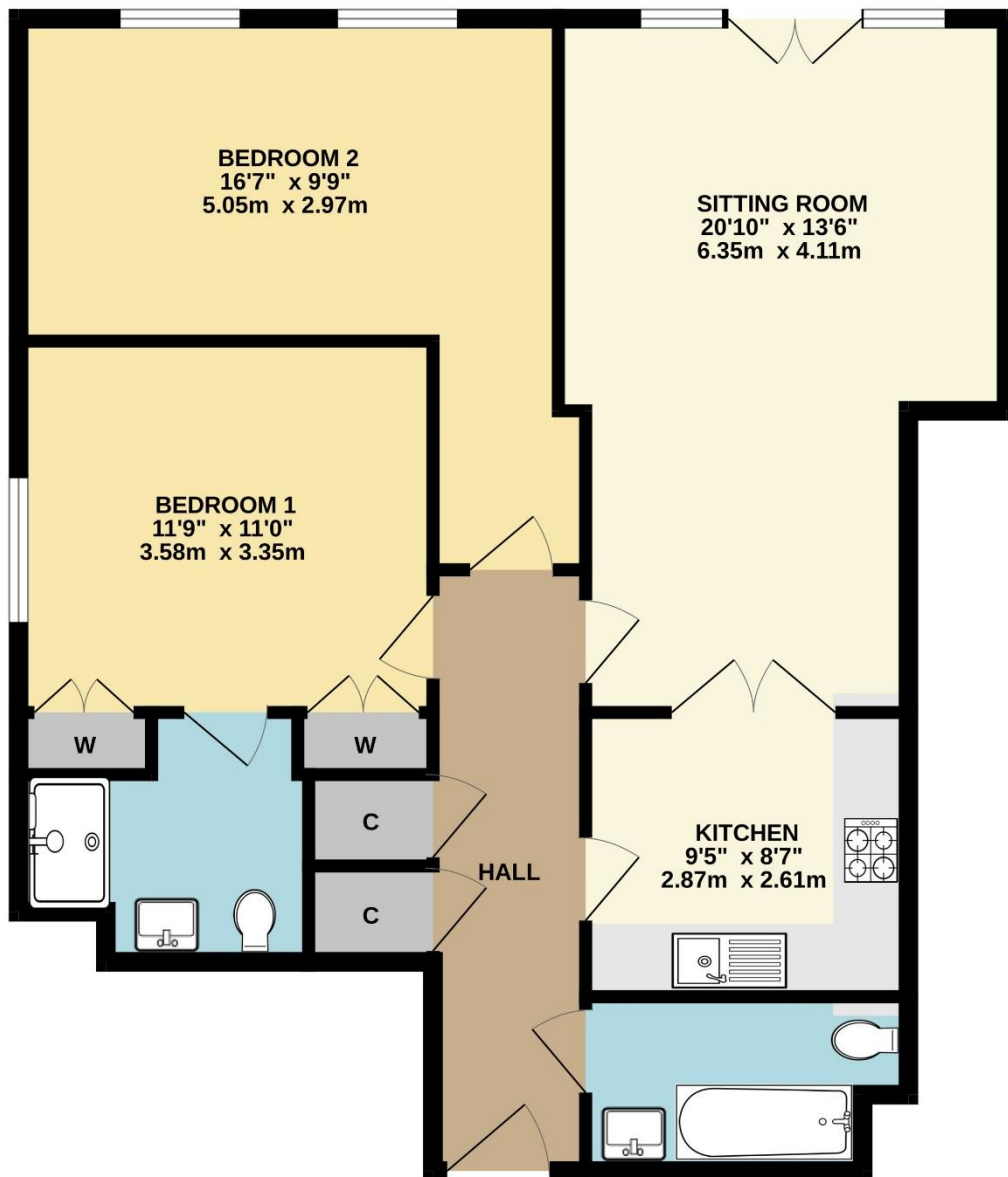
Situated at the back of Stanacre Court, this attractive apartment has the advantage of a Southerly aspect and double doors from the living room to a private patio with views over the communal gardens. There are two double bedrooms with one having an ensuite shower room in addition to the guest bathroom. The bright living room also has double doors to the contemporary kitchen complete with oven, hob, cooker hood, fridge, freezer and dishwasher. There is visitors parking in addition to a designated parking space.



A secure and private Kingswood location just a few minutes from the village. This location gives easy access to village shops, the Kingswood Arms pub, restaurants and rail services to London from the station. The M25 at Junction 8 (Reigate Hill) is within some 15 minutes' drive, providing fast access to both Gatwick and Heathrow airports and the south coast.

Spacious sitting room with dining area | Contemporary fitted kitchen with built-in appliances and granite work surfaces | Two double bedrooms | Ensuite shower room and guest bathroom | Double doors to a private patio | Electric underfloor heating | Good storage | Well-maintained communal gardens | Gated designated parking and visitor parking | Long leasehold





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

Tenure: Leasehold: 189 years from 1 January 2004
 Service Charge - £3,400 pa approx
 Local Authority: Reigate and Banstead Borough Council
 Council Tax Band: E
 All mains services
 FF Broadband available
 To the best of our knowledge on production of this brochure

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