



A contemporary apartment just minutes from Kingswood Station

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B3 Chesham Heights, St. Monicas Road Kingswood, KT20 6DF

Kingswood Village within a very short walk
London by rail 50 minutes every 30 minutes
M25 (Junction 8) 3 miles

All times and distances are approximate

Located just minutes' walk from Kingswood Station this ground-floor two bedroom apartment is ideally situated. The property has a wealth of amenities with a separate kitchen and separate utility room, a southerly facing private patio, covered parking for two and space for external storage.



- Entrance Hall
- Sitting-Dining Room
- Kitchen
- Utility Room
- Two Bathrooms, one en-suite
- Two Bedrooms
- Covered Parking for two

Price £415,000





Part of this development built in 2008, a sought after ground floor apartment enjoying a sunny south facing aspect with views over the gardens and terrace. The interior is chic and well appointed - ready for immediate occupation with luxury bathrooms and fully integrated kitchen and utility room. The living room, as well as each bedroom has the benefit of an integrated sound system that requires just an iPhone/iPod or similar device to function. The apartment has a private patio and enjoys the use of a paved area to the side. Externally the apartment has two under croft parking spaces and enjoys access to the communal gym

Just a few minutes' walk to the village with its local shopping, restaurants, café and pub. The station has reliable train services and the A217 gives swift access to the M25 at Junction 8 (Reigate Hill) bringing Gatwick and Heathrow airports within easy reach. There is a fully equipped gymnasium for residents and their guest's use only within the development as well as plentiful open countryside walks

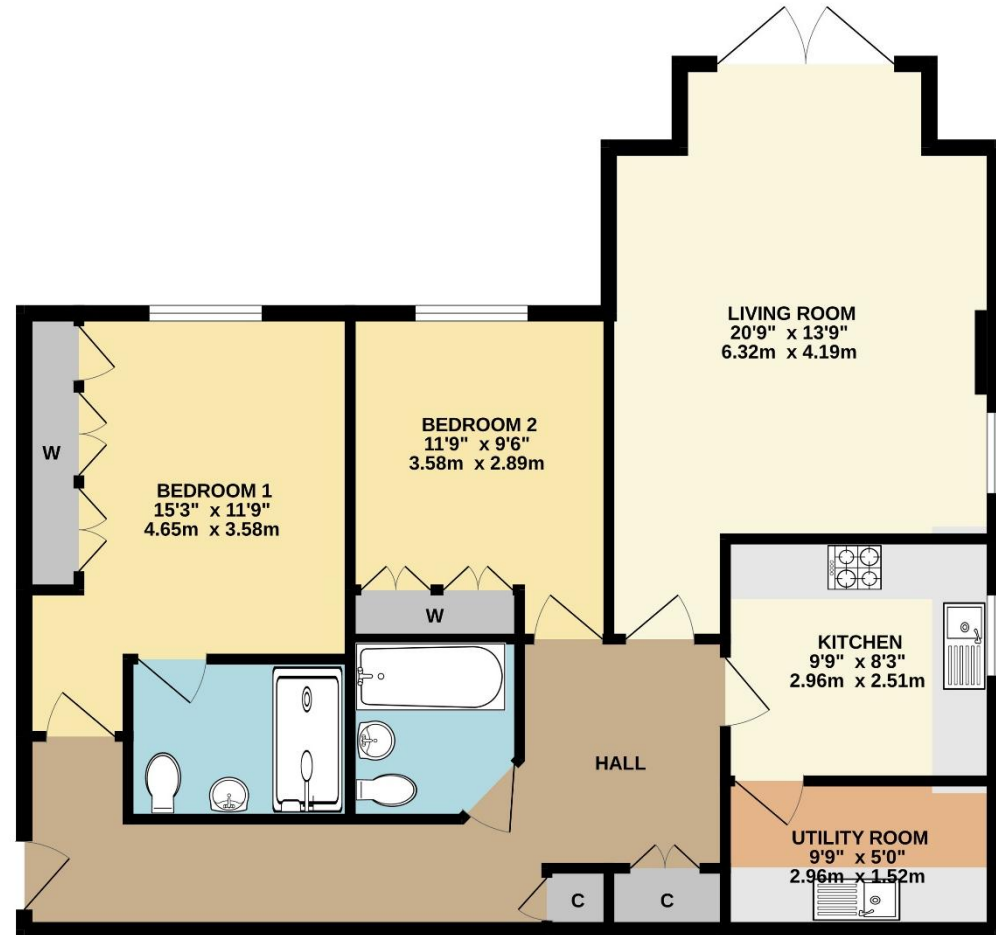


Short walk to Kingswood Station | Two covered parking spaces | Private patio | Modern kitchen with separate utility room | En-suite shower room to main bedroom | Entryphone system | Gated development | Built-in wardrobes to both bedrooms | Use of a communal gym | End of chain

GROUND FLOOR
887 sq.ft. (82.4 sq.m.) approx.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold
Lease: 108 years remaining
Service: £2,337 pa
Local Authority: Reigate and Banstead Borough Council
Council Tax Band: E
All mains services
To the best of our knowledge on production of this brochure



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