

# Kennedys'

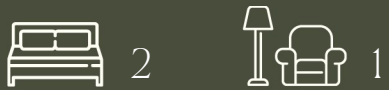
01737 817718

kennedys-ipa.co.uk  
@kennedysipa

Flat 3 Sandhills  
42 Meade Court  
Walton On The Hill  
KT20 7PJ

We are delighted to offer this two bedroom ground floor apartment accessed within a private gated development located in the heart of the village. The apartment is refurbished and could not be better suited for the local shops and amenities. Available Mid September 2024 Unfurnished

## £1,600 Per Month



- Two Bedroom Apartment
- Two double bedrooms
- 1x Allocated Parking Space
- Gated Development
- EPC Rating: C
- Ground floor
- One Bathroom
- Central village location
- Available Mid September 2024
- Council Tax Band C

EPC: C





# PROPERTY DESCRIPTION

## Full Description.

We are delighted to offer this two bedroom ground floor apartment located in the heart of the village and could not be better suited for the local shops and amenities. The apartment has been redecorated and re-carpeted throughout and is accessed within a private gated development.

The accommodation comprises entrance hall with cloaks cupboard, living room with wood flooring and archway to the open plan fitted kitchen with four ring hob with single oven below, freestanding fridge/freezer and washing machine. The master double bedroom benefits from a walk in wardrobe and there is an additional second double bedroom, bathroom with shower over the bath, gas central heating and entry phone system.

To the outside there are well maintained communal gardens and 1x allocated parking space. There are additional spaces available for visitors parking.

The property benefits from Double Glazing, gas central heating, and is supplied by mains, Gas, Electric, Water and Sewage

The apartment is available 25th September 2024 - Long Term - Let as Unfurnished  
Council Tax Band: C Reigate and Banstead Council.

The village of Walton on the Hill provides a range of local shops including a Co-op supermarket, newsagents and independent traders, not to mention 3 pubs, 2 restaurants, a hairdressers, barbers and fish and chip shop. The village of Tadworth is a short walk and provides a further range of shops and facilities, including a mainline rail station. Both independent and public schools are well provided for in the local area and the M25 is located





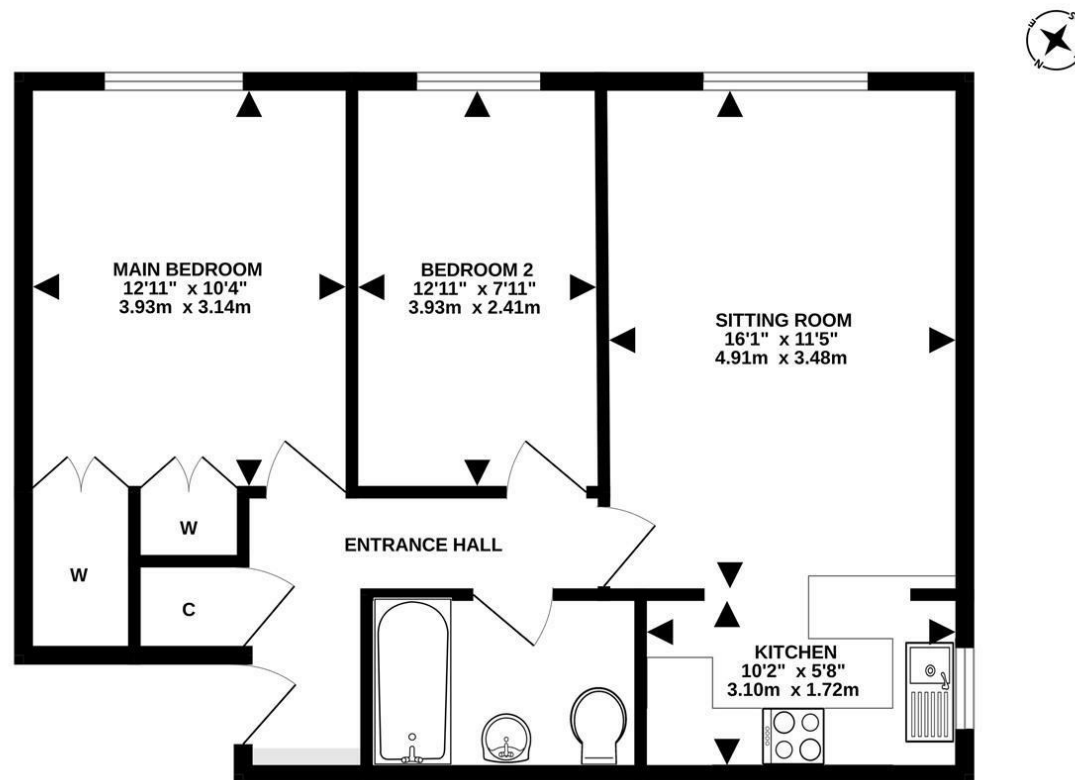




# PROPERTY DESCRIPTION

some 3 miles away, giving access to Gatwick and Heathrow airports. For any further information or to arrange a private viewing, please contact our lettings team on 01737 817718.

A stylized, handwritten signature or set of initials in white ink, located in the bottom left corner of the page. The signature is fluid and cursive, consisting of several loops and a long, sweeping tail.



GROUND FLOOR

TOTAL FLOOR AREA : 617 sq.ft. (57.3 sq.m.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only.  
 Made with Metropix ©2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
174 plus)	A		
(81-91)	B	77	78
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Mid energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

# 42, Meade Court

If you would like to view this beautiful home, please call a member of the Kennedys sales team on 01737 817718

These particulars, whilst believed to be accurate are set out as a general guide only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in Kennedys' has the authority to make or give any representation or warranty in respect of the property.



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