

Kennedys'

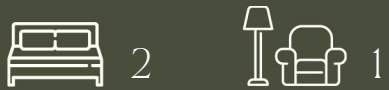
01737 817718

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Flat 9
4 Waterhouse Lane
Kingswood
KT20 6EB

Kingswood has always been a stronghold for commuters; and this apartment is offering stylish newly refurbished accommodation, 2 bedrooms & 2 bathrooms spread over two floors, with secure allocated parking behind private gates; all just a stones throw from Kingswood Station! An absolute gem for commuters, or investors alike!

£365,000



- Recently refurbished apartment
- 2 Bedrooms
- 2 Bathrooms
- Recently refurbished kitchen
- Lift Access
- Just a short stroll to Kingswood rail station

- 2 Bedrooms
- Principle suite benefits from mezzanine level
- Second / Third floor
- Private allocated parking space within gated car park
- Viewings by appointment only



EPC: B



PROPERTY DESCRIPTION

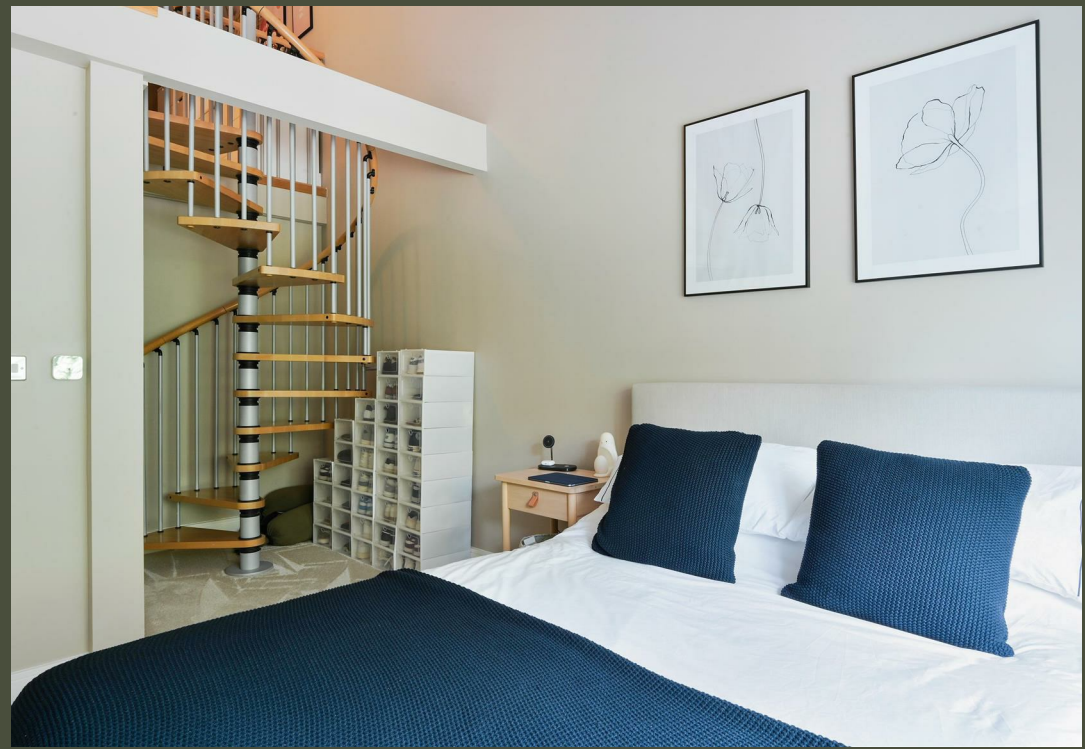
Kingswood has always been a stronghold for commuters; and this apartment is offering stylish newly refurbished accommodation, 2 bedrooms & 2 bathrooms spread over two floors, with secure allocated parking behind private gates; all just a stones throw from Kingswood Station! Located on the second / third floor of the building, the apartment is accessed by both communal stairs and a lift. As soon as you step through the door you get a sense of the owners impeccable taste, with stylish antico flooring spanning throughout the living areas of the apartment, and newly decorated walls in understated neutral tones. The living area is a warm yet contemporary space, with large windows to the rear, and a refurbished kitchen at the other end. The kitchen benefits from marble effect quartz worktops, complimenting matte grey cupboard doors and modern appliances. Appliances include integrated fridge/freezer, Hoover washer/drier, Bosch induction hob, dishwasher and wine fridge.

The main bedroom is spacious and has a bit of a party trick up its sleeve in the form of a mezzanine floor up above. The mezzanine landing features built in storage, as well as its own entrance door from the third floor. The en-suite is also accessed via the landing, and is unusually large, featuring a standalone bath, shower, basin and toilet. Bedroom number two is currently in use as a nursery and benefits from built in storage. The family bathroom features a bath/shower, basin and toilet. The apartment benefits from a storage cupboard located in the hallway.

To the rear of the block can be found a private allocated parking space situated behind private gates.

The apartment block is situated on the parade of shops next to Kingswood Station, the village





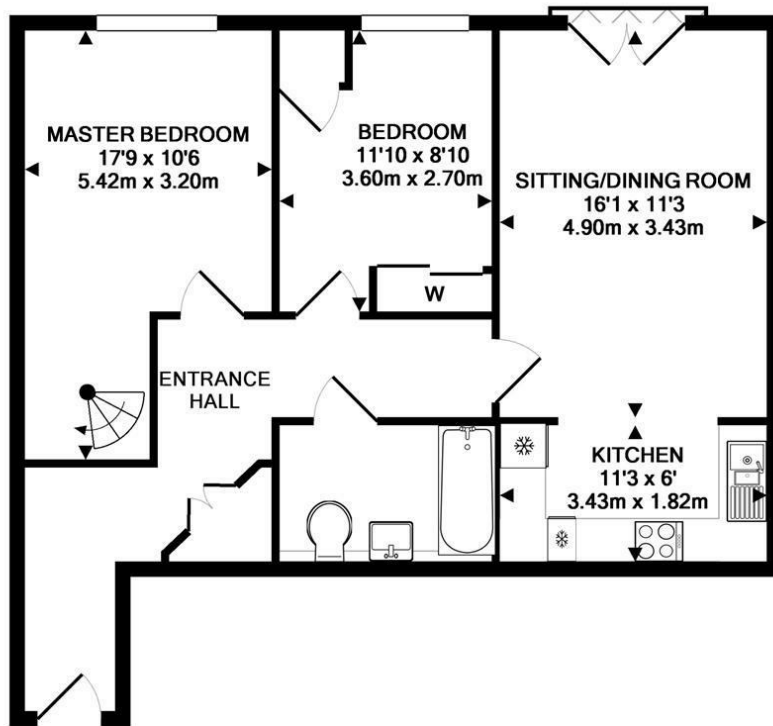




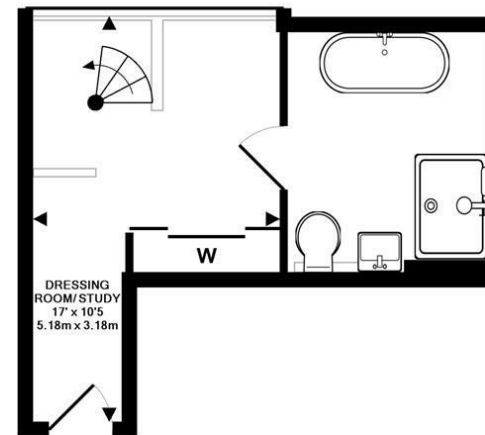
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offers a whole host of amenities including salon, barber, wine merchant, multiple cafes, the Kingswood Arms and a curry house! The train line goes direct to London Bridge, with the journey taking approximately 52 minutes. Kingswood is situated almost directly between the Victorian market towns of Banstead, Epsom, Dorking and Reigate; all four of which offer a plethora of facilities and activities. Local primary schools include lower Kingswood primary, Chipstead Valley Primary, Tadworth Primary, Chinthurst and Aberdour. Secondary schools include Royal Alexandra and Albert, St Andrews Catholic, The Beacon and Epsom College. Recreational options include Tadworth leisure centre, Kingswood Golf Club, Surrey Downs Golf Club, The RAC club, Beaverbrook and many more.

Should you have any further questions please don't hesitate to call us on 01737 817 718.



2ND FLOOR
APPROX. FLOOR
AREA 700 SQ.FT.
(65.0 SQ.M.)



TOP FLOOR
APPROX. FLOOR
AREA 225 SQ.FT.
(20.9 SQ.M.)



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
174 plus) A	
(81-91) B	87
(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

TOTAL APPROX. FLOOR AREA 925 SQ.FT. (85.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Flat 9, 4 Waterhouse Lane

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

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