

## Furze Hill Tadworth, Surrey KT20 6EP

Winscombe Court is a prestigious development of two-bedroom luxury apartments and penthouses in the heart of Surrey's sought-after London commuter belt. With Kingswood station just 0.3 miles away, this is an exciting opportunity to own an exceptional home that has easy access to both the buzzing UK capital and the rolling countryside of the North Downs. Designed with inspiration and built to exceptionally high standards, these stylish, high spec apartments provide well-planned living space and a host of creature comforts. They're divided over two elegant low-rise buildings which blend seamlessly with their surroundings. Apartment 12 is a TWO DOUBLE BEDROOM, FIRST FLOOR FLOOR & BALCONY luxury apartment offering two allocated parking spaces with 140 sqm of accommodation.

**£875,000 - Leasehold - Share of Freehold**



## DESIGN FEATURES

### KITCHEN

- The kitchen is fitted with a range of designer wall and floor cabinets, high grade work surfaces, upstands and splashbacks by Project kitchens
- Fully integrated appliances by Siemens
- Utility rooms are fitted with a range of complimenting cabinets & laminate work surface, with space for a free standing washing machine and tumble dryer

### BATHROOM, EN-SUITE & CLOAKROOM/WC

- Contemporary white sanitaryware with black fittings
- Wall hung WC with soft close seat
- Black dual flush plate
- Back to wall close coupled WC
- Ceramic basin with wall hung vanity unit with single draw
- Contemporary white bath with multifunction shower, hose, bath filler & pop up waste
- Single taps to bath and basin
- En-suite shower enclosures with fixed fitting round black shower head and concealed black shower valve
- Clear glass and black shower screens
- Heated black towel rail

### HEATING & HOT WATER

- Gas central heating, Keston Boilers
- Underfloor heating throughout

### ELECTRICAL

- LED downlights to kitchen, hallway, living room and dining room
- IP rated downlights to bathroom, WC & en-suite
- Black nickel sockets and switches
- TV and satellite points in living room and all bedrooms
- FTTP connection to be provided to each property
- TSSO outlet & 4G data outlet adjacent
- 2G hardwired data to be extended to serve main TV position
- IG Data to each TV position in bedrooms

### INTERNAL FINISHES

- Walnut internal doors
- Brushed chrome door handles
- Full height wall tiles to bathroom
- Tiled splashbacks to cloakrooms/WC
- Walls and ceilings painted matt white
- Square edge skirtings & architraves and internal joinery painted in white satinwood throughout.
- Flooring finishes to living area, kitchen, bathroom, en-suite and WC to be engineered wood, tiled or vinyl. Subject to availability and stage of construction at reservation, purchasers may be able to make their own flooring choices to personalise their home. Please speak to our Sales Advisers for further details.

### SAFETY & SECURITY

- Mains fed smoke and heat detectors with battery back up.
- Electrical supply for future installation of EV charging points (7KW) to be provided to each apartment within their car barn.

## AFTER CARE

- Kentish Projects will allocate you a dedicated Customer Services Contact providing peace of mind for the first two years after you move into your property.

## GUARANTEE

- All homes come with a ten year Insurance backed Structural and Buildings Warranty (new builds) guarantee

## CLOSE TO HOME

Kingswood is a classic Surrey village with a real sense of community, mixing quiet, leafy residential avenues with a selection of shops and other amenities. Waterhouse Lane is the de facto 'high street' and is home to a number of businesses, including a well-stocked village store and post office, an Indian takeaway, a pet shop and a family-run café, as well as the popular Kingswood Arms pub and restaurant. Living in Kingswood means having plenty of opportunity to get involved in local group activities and events, from flower arranging and amateur dramatics to seasonal celebrations and charity fundraisers. The neighbouring village of Tadworth offers more shops, restaurants and other facilities, including a traditional butchers and a long-established purveyor of fresh fish, poultry and game. For all your everyday shopping needs, there are supermarkets in Burgh Heath and Banstead, just north of Upper Kingswood.

## CAR PARKING

Two allocated parking spaces, one under car port.

## LEASE

999 years. Share of Freehold from completion.

## SERVICE CHARGE

£1,580.00 approximately

## GROUND RENT

To be confirmed.

## RESERVATION FEE

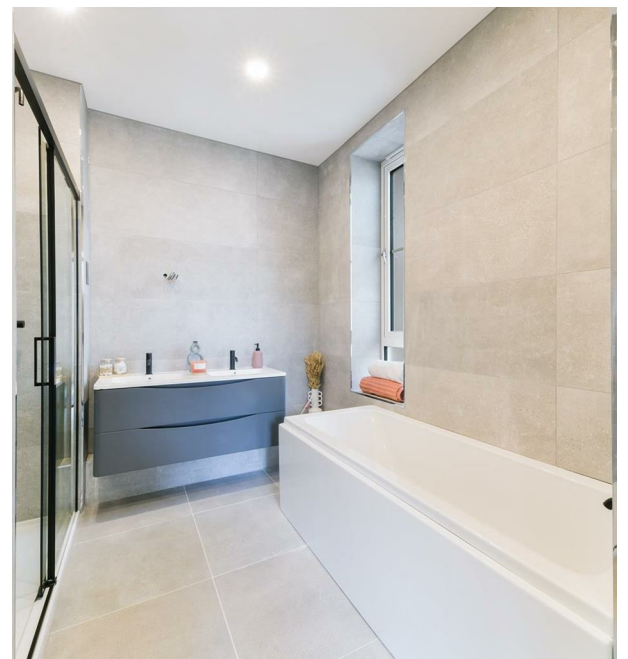
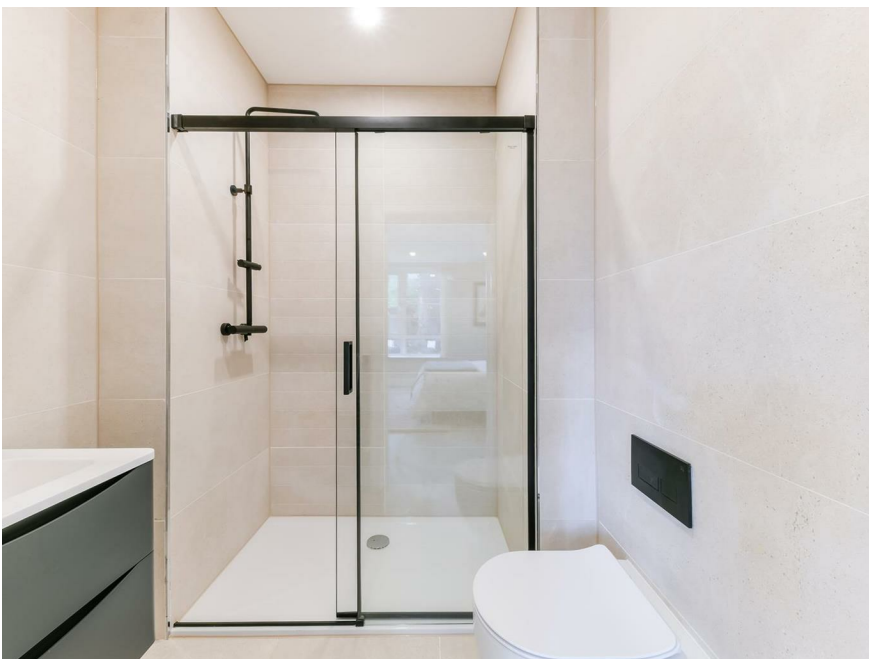
£5,000

## COUNCIL TAX

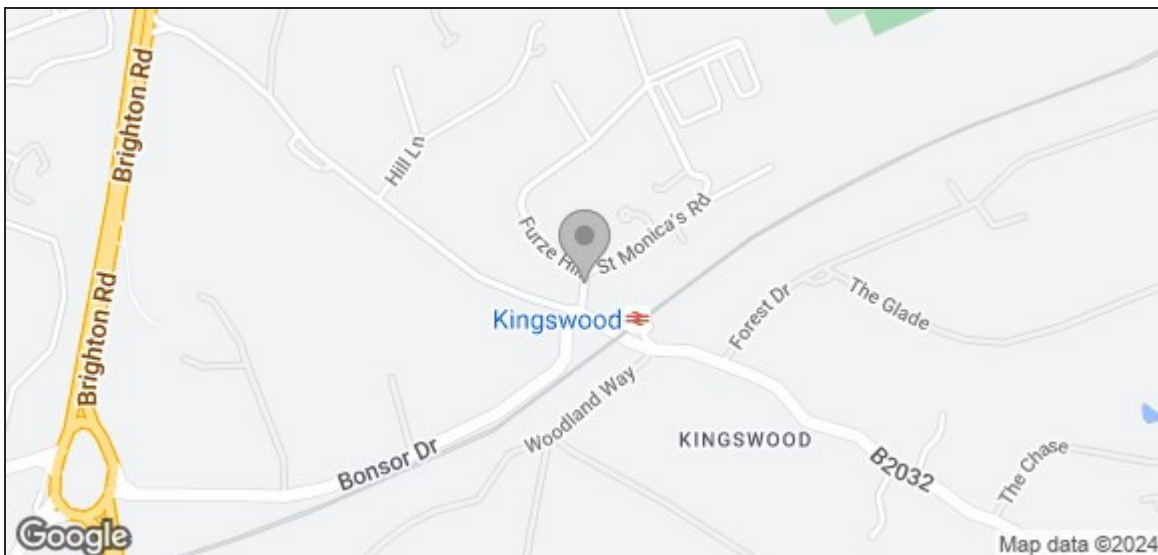
Reigate & Banstead - To be confirmed.

## IMAGES

Please note that the images used in this property listing are for illustration only and are of the show unit IB Kings House



Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC