

# The Glade

## Kingswood, Surrey KT20 6LL

WILLIAMS HARLOW OF BANSTEAD ARE PLEASED TO PRESENT An opportunity to acquire a THREE BEDROOM DUPLEX PENTHOUSE APARTMENT with PRIVATE GARDEN and a SINGLE GARAGE. Built in 1912 and later converted, this spacious apartment offers an open-plan living style with its kitchen diner and three double bedrooms. The property is located just 0.8 miles from Kingswood train station which offers direct route into London in less than an hour. NO CHAIN

Asking Price £565,000 - Share of Freehold



## COMMUNAL ENTRANCE/HALLWAY

Communal front door under canopy porch. Stairs to the first floor.

## PRIVATE FRONT DOOR

Giving access through to the:

## ENTRANCE HALL

Stairs leading to the upper level.

## HALLWAY - FIRST FLOOR

Radiator. Large double glazed leaded light window to the side. Storage cupboard housing the fuse board. Downlighters. Central feature light.

## FAMILY BATHROOM

Fully enclosed shower cubicle with a rainfall shower and hand held attachment. Wash hand basin and cupboards below. Low level WC. Alcove housing a standalone bath. Downlighter. Extract. Fully tiled. Heated towel. Washing machine. Tumble dryer. Single leaded light window to the side.

## BEDROOM ONE

Double glazed leaded light window to the side overlooking the front communal gardens. Feature fireplace. Radiator.

## BEDROOM TWO

Large double glazed leaded light window overlooking stunning rear gardens. 2 x radiators. The bedroom currently consists of two areas, one for the bed and the other as a dressing room area. Downlighters.

## LIVING/DINING ROOM

2 x radiators. Large double glazed leaded light window overlooking to the side overlooking communal gardens. Downlighters. Eaves storage. Feature wood staircase with glass balustrade giving access to the second floor. Active sprinkler system. Feature media wall. Opening through to the:

## KITCHEN/BREAKFAST ROOM

Double length breakfast bar and laminate flooring separates the kitchen area from the living area. A good range of wall and base kitchen cupboards and units. Marble work surface. Composite sink with mixer tap. Siemens induction hob. Integrated double oven and microwave and a Whirlpool coffee machine. Fitted freezer. Fridge. Dishwasher. Downlighters. Smoke alarm and an active sprinkler system.

## SECOND FLOOR

Reached via an engineered oak turn staircase with glass balustrade inserts. Plentiful storage options. Downlighters.

## BEDROOM THREE

Double glazed leaded light window overlooking the rear garden. Radiator to the side. Door giving access to the:

## CLOAKROOM

Wash hand basin with mixer tap. Low level WC. Fully tiled. Extractor fan. Heated towel rail. Door giving access to:

## ADDITIONAL STORAGE

Housing the boiler and water system.

## OUTSIDE

### FRONT

There is a pebbled driveway providing a parking space for one vehicle. The remainder of the front is well maintained with an area of level lawn, mature trees and shrubs.

### GARAGE

The garage has power.

### REAR GARDEN

Private garden and also gardens surrounding the property which comprise of areas of lawn, flowers, shrub borders and mature trees. The communal gardens are quite expansive and offer a good degree of privacy

### LENGTH OF LEASE

999 years Share of Freehold

### SERVICE CHARGE

£1,560 per annum including water rates.

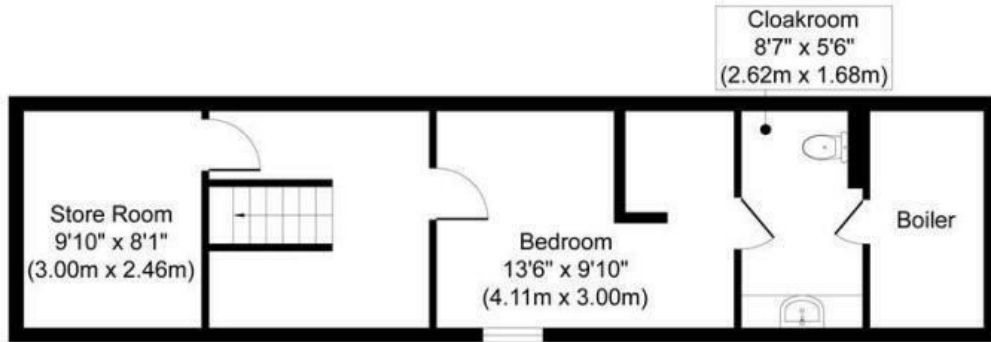
### COUNCIL TAX

Reigate & Banstead BAND E £2,859.20 2024/25

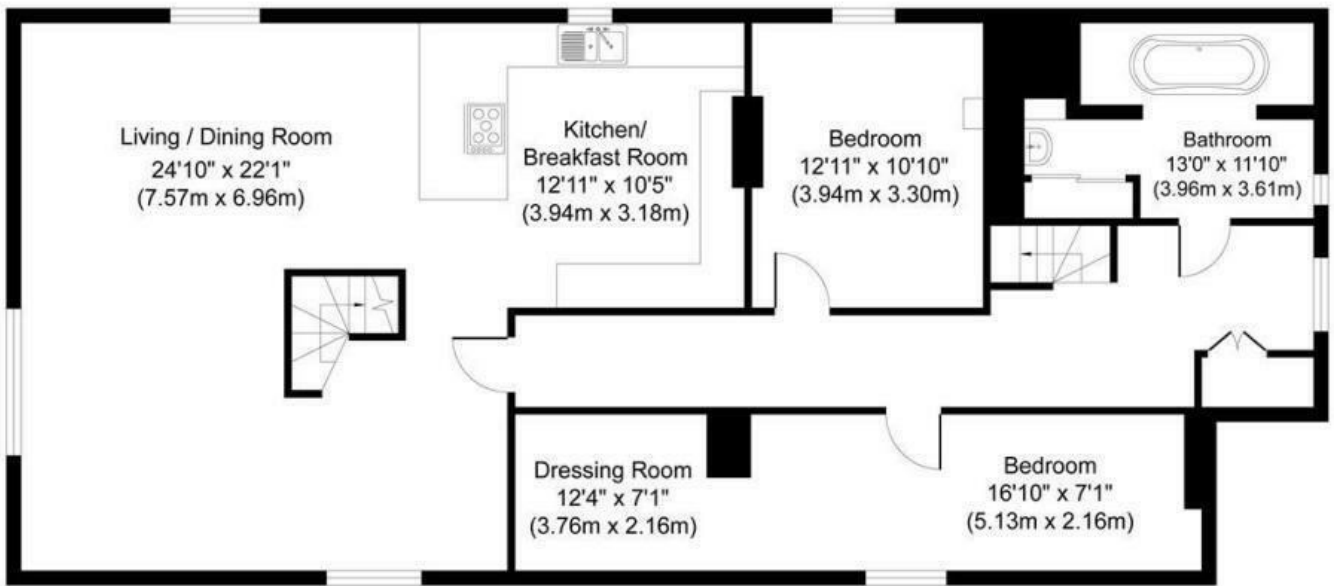


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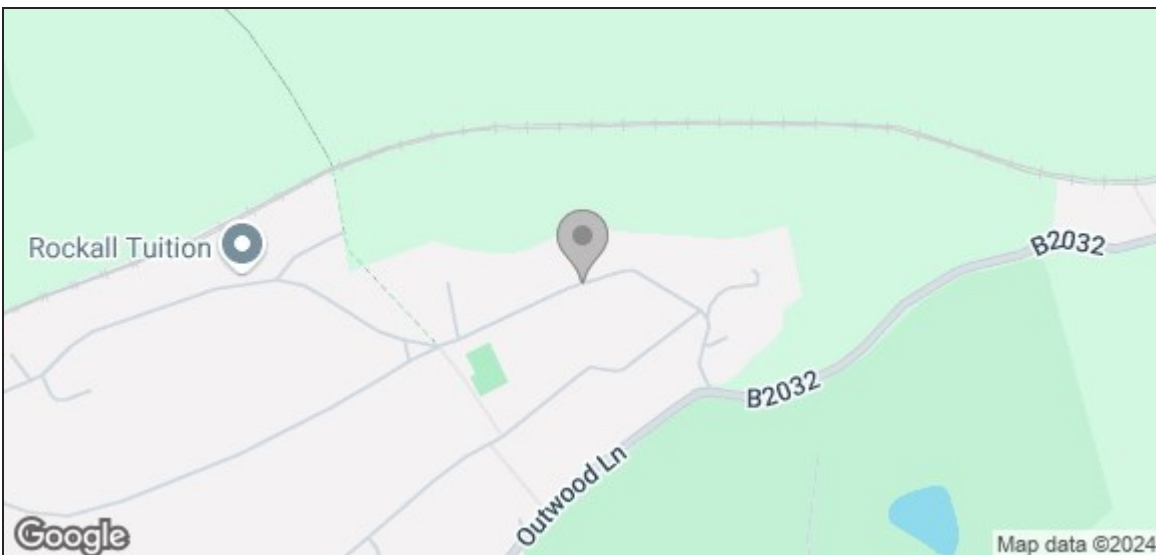
**WILLIAMS  
HARLOW**



**Second Floor**  
Approximate Floor Area  
428 sq. ft  
(39.76 sq. m)



**First Floor**  
Approximate Floor Area  
1419 sq. ft  
(131.82 sq. m)



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