



Waterhouse Lane, Kingswood, Surrey KT20 6HU
Asking Price £845,000 - Leasehold

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**WILLIAMS
HARLOW**



A rare opportunity to acquire a purpose built, superb first floor modern luxury apartment with accommodation expanding across one floor to 1,765 sq ft. The property has a large open plan kitchen, sitting room and dining room, two good sized double bedrooms both with en-suite facilities, utility room and separate WC. The property has a fully equipped high quality kitchen with all integral appliances with a generous central island, underfloor heating throughout, secure underground parking plus attractive communal gardens to the front and rear. The property is well served by Kingswood Village, Kingswood train station with direct services to London and other routes, Kingswood Golf Club, Surrey Downs and Walton Heath. **NO ONWARD CHAIN**

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











COMMUNAL FRONT DOOR

Video entry phone system, giving access through to the:

COMMUNAL ENTRANCE

Full height vaulted ceiling with feature window to the front with stairs and lift rising to the first floor level, leading to the:

PRIVATE FRONT DOOR

Gives access through to the:

GENEROUS ENTRANCE HALL

Alarm control panel. Amtico flooring. Underfloor heating control. Downlighters. Cloaks cupboard. Further large storage cupboard housing the consumer unit.

WC

Low level WC with concealed cistern. Wash hand basin with mixer tap and drawers below. Mirror. Downlighters. Ceiling mounted extractor. Amtico flooring.

KITCHEN/SITTING ROOM/DINING ROOM

SITTING AREA

Window to the rear. Amtico flooring. Downlighters. Opening through to the:

DINING ROOM AREA

Full width window which enjoys a pleasant outlook over the rear garden with the continuation of the Amtico flooring. Downlighters. From here there is access to the:

FULLY FITTED KITCHEN

All integral appliances comprising of Quartz work surfaces incorporating an induction hob and sink drainer with mixer tap. A comprehensive range of cupboards and drawers below the work surface including pan drawers. Integral dishwasher. Bin storage cupboard. Twin ovens. Full height fridge. Full height freezer. Downlighters. Central island finish with the same work surface which gives way to a breakfast bar and an integrated wine cooler. Large storage cupboard housing the pressurised

system and the gas central heating boiler. Mirrored splashbacks. Underlighting.

UTILITY ROOM

Matching range of wall and base units comprising of Quartz work surfaces below which there is space and plumbing for two domestic appliances. Full height storage. Amtico flooring. Ceiling mounted extractor. Downlighters.

MASTER SUITE

A good sized double bedroom. Window giving a good outlook over the communal gardens. In built storage with mirrored doors providing useful hanging and storage. Towards the entrance area there is also a further wardrobe. Downlighters. Doorway to the:

EN-SUITE SHOWER ROOM

Walk in shower with glass screen with wall mounted controls with both rain shower and hand held attachment. Low level WC. Wash hand basin with mixer tap and drawers below. Mirror. Downlighters. Heated towel rail. Fully tiled walls and tiled floor. Ceiling mounted extractor.

BEDROOM TWO

Bay window to the rear giving a pleasant outlook over the rear garden. Built in fitted wardrobes with mirrored doors. Downlighters. Door to the:

EN-SUITE SHOWER ROOM

Walk in shower with glass screen with wall mounted controls with both rain shower and hand held attachment. Low level WC. Wash hand basin with mixer tap and drawers below. Panel bath with wall mounted control and hand held attachment. Various recessed glass shelving. Mirror. Downlighters. Obscured glazed window to the side. Fully tiled walls and tiled floor. Ceiling mounted extractor.

OUTSIDE

COMMUNAL GARDENS

The property has well maintained communal gardens to the front and rear comprising of areas of lawn, patio, flower/ shrub borders and storage. The rear garden offers a high degree of privacy.

PARKING

One allocated parking space available by secure parking in the basement of this building accessed via electronically controlled roller doors.

LEASE

250 years remaining.

SERVICE CHARGES

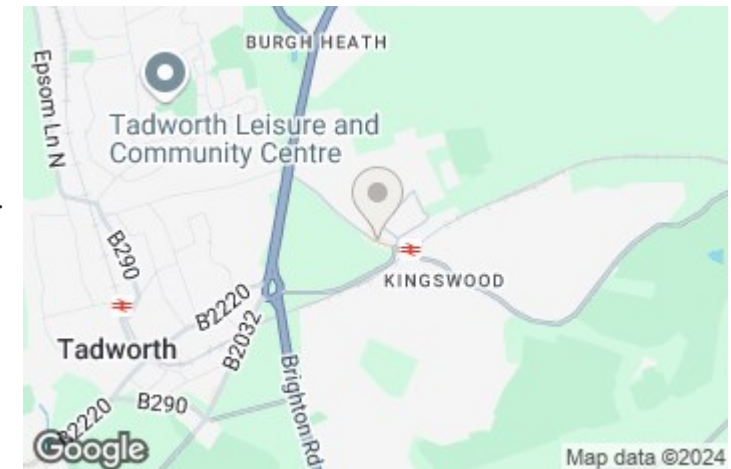
Service Charges is 10% of the Service Charge this year it was £3,496.

GROUND RENT

Peppercorn.

COUNCIL TAX

Reigate & Banstead BAND F £3,379.06 2024/25



Banstead Office

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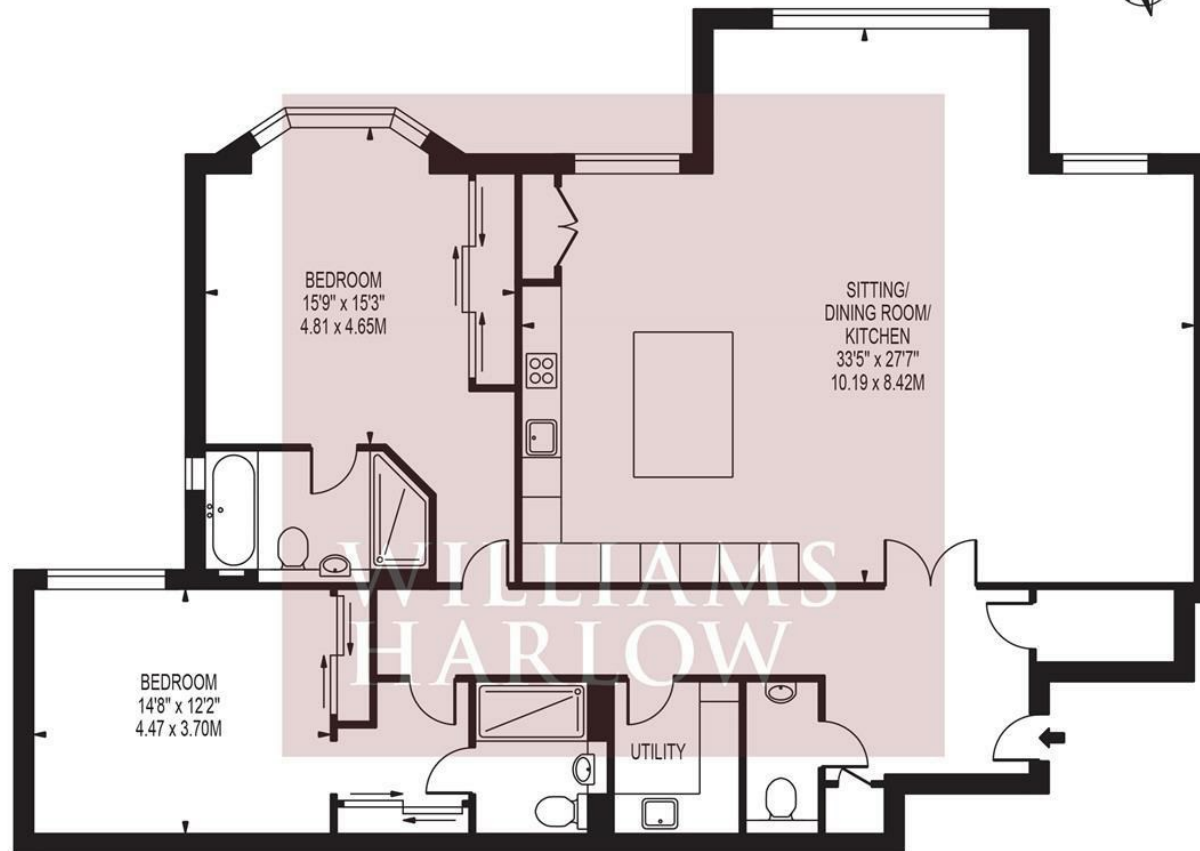
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WELLINGTON HOUSE, WATERHOUSE LANE, KINGSWOOD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1765 SQ FT - 163.97 SQ M



FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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