



The Glade, Kingswood

The **PERSONAL** Agent

Offers In Excess Of £535,000 Share of Freehold

- Penthouse apartment
- Three bedrooms
- Luxuriously appointed
- Modern Kitchen-breakfast room
- Luxury bathroom
- Open plan living space
- Store room
- Large private garden
- Close to village and train station
- No onward chain

The Personal Agent are pleased to present a very spacious and stylish three bedroom duplex penthouse apartment offering luxurious accommodation throughout.

The property also benefits from a garage, parking and a large private garden.

The Glade is a highly prestigious road situated within the heart of Kingswood village. The village shops, restaurants are within easy walking distance as is Kingswood train station with its direct link to London Bridge station.

The entrance hall leads to the superb 33' x 25' kitchen-sitting-dining room with luxury fitted kitchen with integrated appliances and breakfast bar.



There are two bedrooms on this floor including the 32' master bedroom and bedroom two with a dressing area and luxury bathroom with bath and shower.

The feature glass and timber staircase leads to the second floor with bedroom three, a large store room and a cloakroom.

The property also has its own parking space and a garage to the front and also a private large rear garden to the rear.

The property is situated in one of Kingswood's most sought after roads and within easy walking distance of the village and train station.

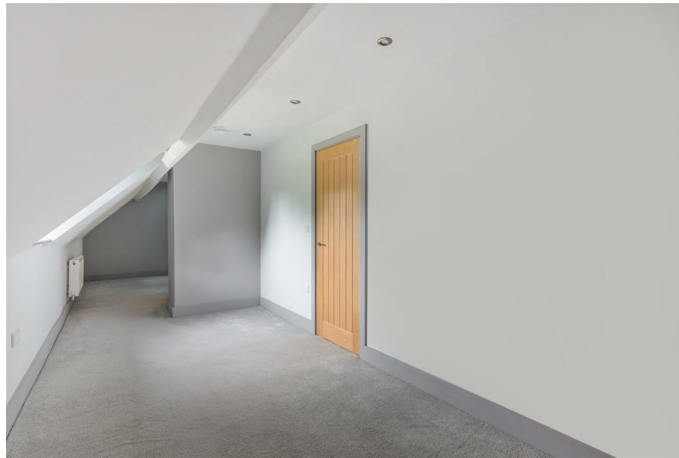
There are several golf courses within easy reach including Kingswood country club and the world

famous Walton Heath golf club.

The nearby A217 road link affords easy access to large towns and the M25 at junction 8.

Tenure - Share of Freehold
Annual ground rent amount (£) - N/A
Annual service charge amount (£) - 1800.00
Council tax band - E

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.



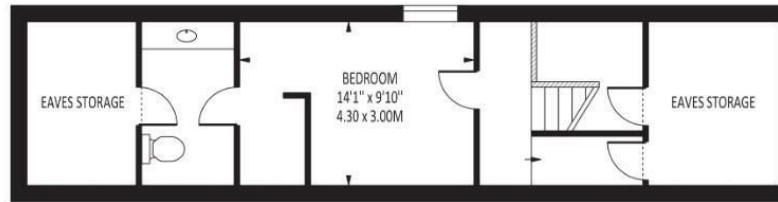


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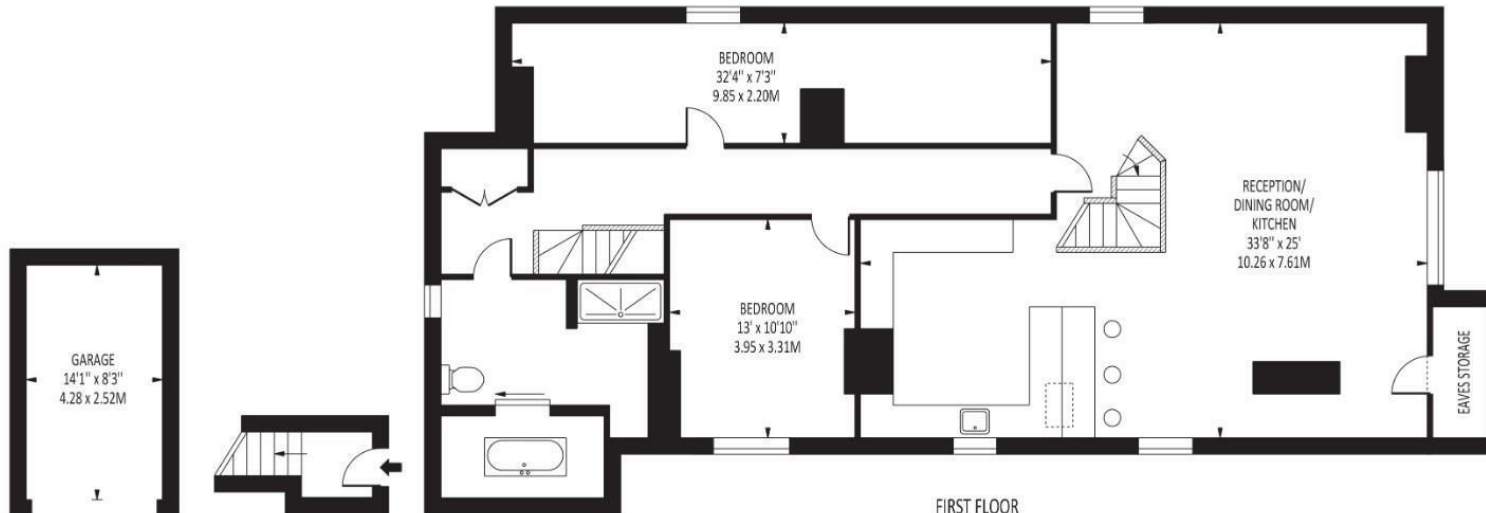


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Total Area: 1980 SQ FT • 183.95 SQ M
(Including Eaves Storage, Restricted Height Area & Garage)
Eaves Storage & Restricted Height Area : 177 SQ FT • 16.44 SQ M
Garage Area : 116 SQ FT • 10.79 SQ M



SECOND FLOOR



GROUND FLOOR
ENTRANCE

Disclaimer: 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 of 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.

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	

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01737 814 900

LETTINGS & MANAGEMENT
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The
PERSONAL
Agent

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

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