



barnard marcus

Poole House, Waterhouse Lane, Kingswood, Tadworth, KT20 6EB



welcome to

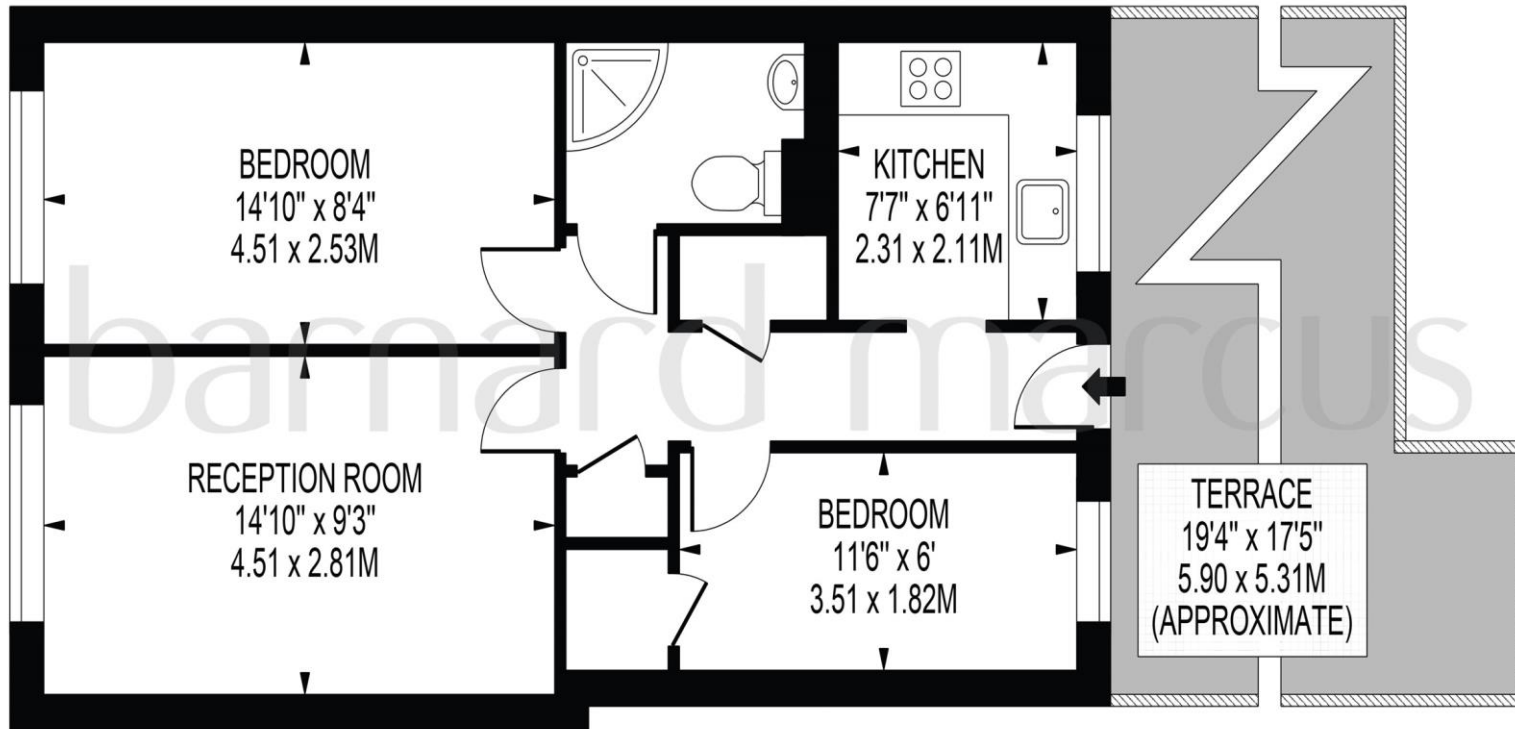
Poole House, Waterhouse Lane, Kingswood Tadworth

Barnard Marcus are delighted to market this two bedroom first floor maisonette set in the heart of Kingswood just a stone's throw from the station and offering garage, off road parking, over 900 years remaining on the lease & no onward chain.



POOLE HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 519 SQ FT - 48.22 SQ M



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.

This fantastic first floor maisonette is located in the Heart of Kingswood High Street just moments from the train station with frequent direct trains to London Bridge. The property comes with a garage, with allocated parking space and private outdoor space. On entering through the front door there is a welcoming hallway, modern fitted kitchen with electric hob, two bedrooms, a shower room with three piece suite and a spacious and light filled living room. The home is in excellent decorative order throughout and is fully double glazed has gas central heating and has approximately 945 years remaining on the lease.

The village of Kingswood provides a comprehensive parade of local shops and restaurants such as The Waterhouse Café, Coughlans Bakery, a convenience store/post office, an off-license, hairdressers, beauticians, Khyber Indian restaurant and takeaway service, Number 12 bar & restaurant and The Kingswood Arms pub.

Approx. Fees

Ground Rent - £15

Service Charge - £0

Buildings Insurance - £669.99

welcome to

Poole House Waterhouse Lane, Kingswood Tadworth

- First Floor Maisonette
- Two Bedrooms
- Modern Shower Room
- Fitted Kitchen
- Private Outside Space

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1970. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£325,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/EPS108939](https://www.barnardmarcus.co.uk/Property/EPS108939)



Property Ref:
EPS108939 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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