



**FINE & COUNTRY**  
Kingswood

*5 Oakdene*  
The Glade, Kingswood, Surrey KT20 6LL

## Property at a glance

- Duplex Penthouse Apartment
- Three Bedrooms
- Recently Renovated Throughout
- Open-Plan Living/Dining/Kitchen
- Modern kitchen/Breakfast Room
- Luxury Family Bath/Shower Room
- Store Room
- Large Private Garden
- Garage & parking Space
- No Ongoing Chain

## Setting

This fabulous apartment is situated in the village of Kingswood which provides a comprehensive parade of local shops and restaurants, including a convenience store/post office, off licence, Waterhouse Cafe, hairdressers, beauticians and The Kingswood Arms public house. Locally there is a wide choice of state and independent schools.

In terms of transportation, Kingswood Station is within easy walking distance and provides services into London of approximately 45 minutes. The M25 is accessed via Junction 8, 1.7 miles to the south providing connections to the wider motorway network, whilst for the frequent flyer both Gatwick and Heathrow airports are within reach.

For golfers, there are four world-renowned golf clubs, Kingswood Golf and Country club, Surrey Downs, Walton Heath and the RAC golf club all close by. Horse Riding schools and stabling can be found in Kingswood, Chipstead, Tadworth and Walton on the Hill.

**£585,000 Leasehold - Share of Freehold**

# 5 Oakdene

Located within walking distance of Kingswood village is this spacious three bedroom duplex penthouse apartment with private garden and a single garage. The accommodation consists of a large open plan living/kitchen/dining room with a feature solid wood/glass staircase; a newly-fitted kitchen with breakfast bar and a range of integrated appliances; master bedroom, bedroom two with study/dressing room and a stylish family bath/shower room. The staircase leads up to the top floor to a further bedroom with a cloakroom and a large store room.

The private garden, proximity to the station and shops, a private garage and parking space make this a very attractive property with no ongoing chain, to be sold with a freehold share and a new lease to be granted.

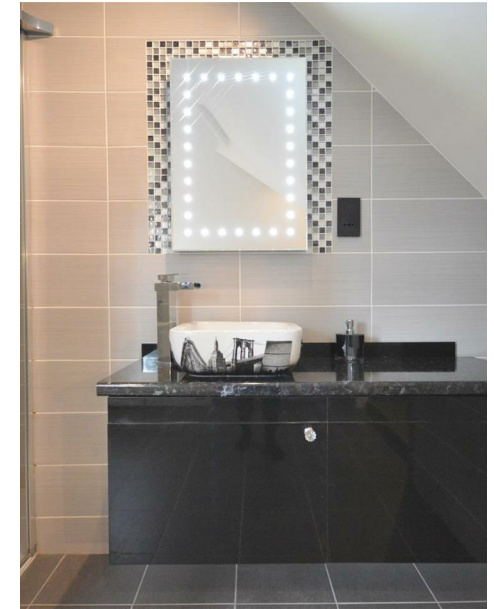
The seller has provided us with the services charges and lease details. These charges and lease details will need to be confirmed via the solicitors.

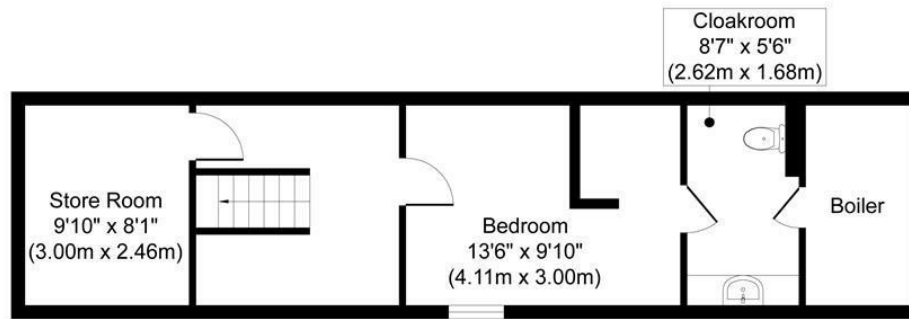
Length of lease: 999 years Share of freehold

Service Charge: £1,560 P/A

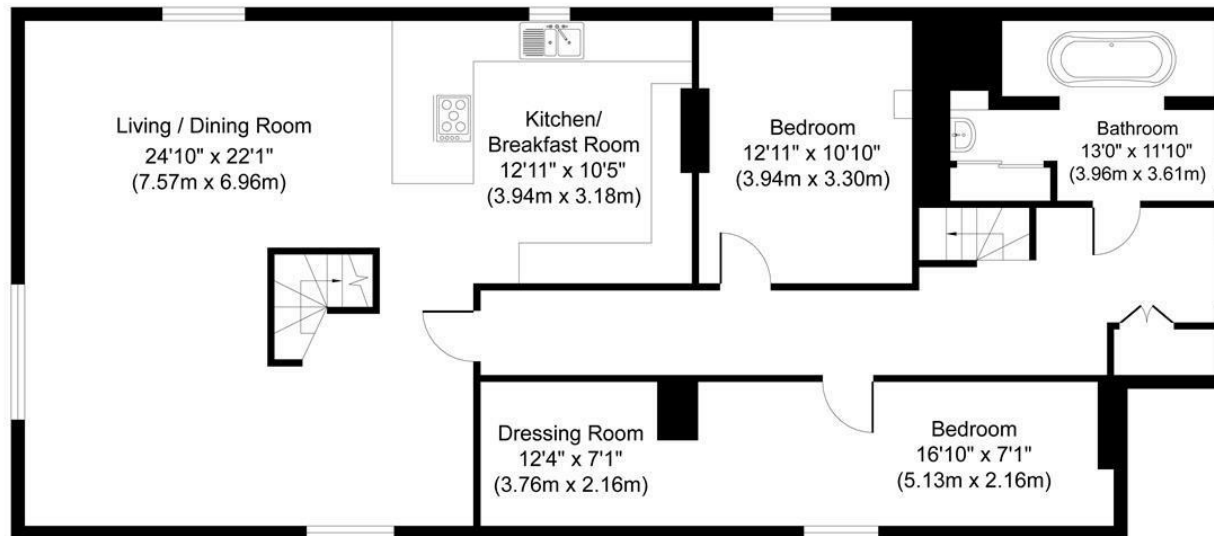
Water Rates included in service charge

Council Tax Band: E





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



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

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

For a free valuation, contact the numbers listed on the brochure.

Viewings strictly via the vendors agents Fine & Country on 01737 361014.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>		81	81
(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>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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