



FINE & COUNTRY
Kingswood

B5 Chesham Heights
St. Monicas Road, Kingswood, Surrey KT20 6DF

Property at a glance

- Ground Floor Apartment
- Two Bedrooms With Fitted Wardrobes
- Private Terrace
- Open-Plan Kitchen/Living/Dining Room
- Two Modern Bath/Shower Rooms
- Two Covered Parking Bays
- Communal Gymnasium
- Communal Gardens & Lift
- Walking Distance to Railway Station & Shops

Setting

This spacious apartment is situated close to the village of Kingswood which provides a comprehensive parade of local shops and restaurants. Locally there is a wide choice of state and independent schools

In terms of transportation, Kingswood Station 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.

£385,000 Share of Freehold

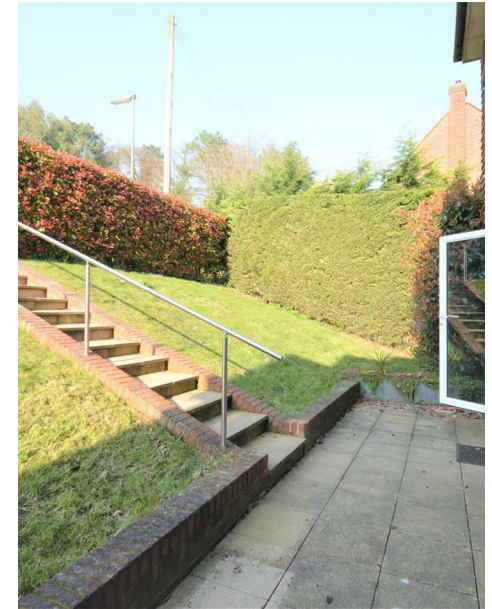
B5 Chesham Heights

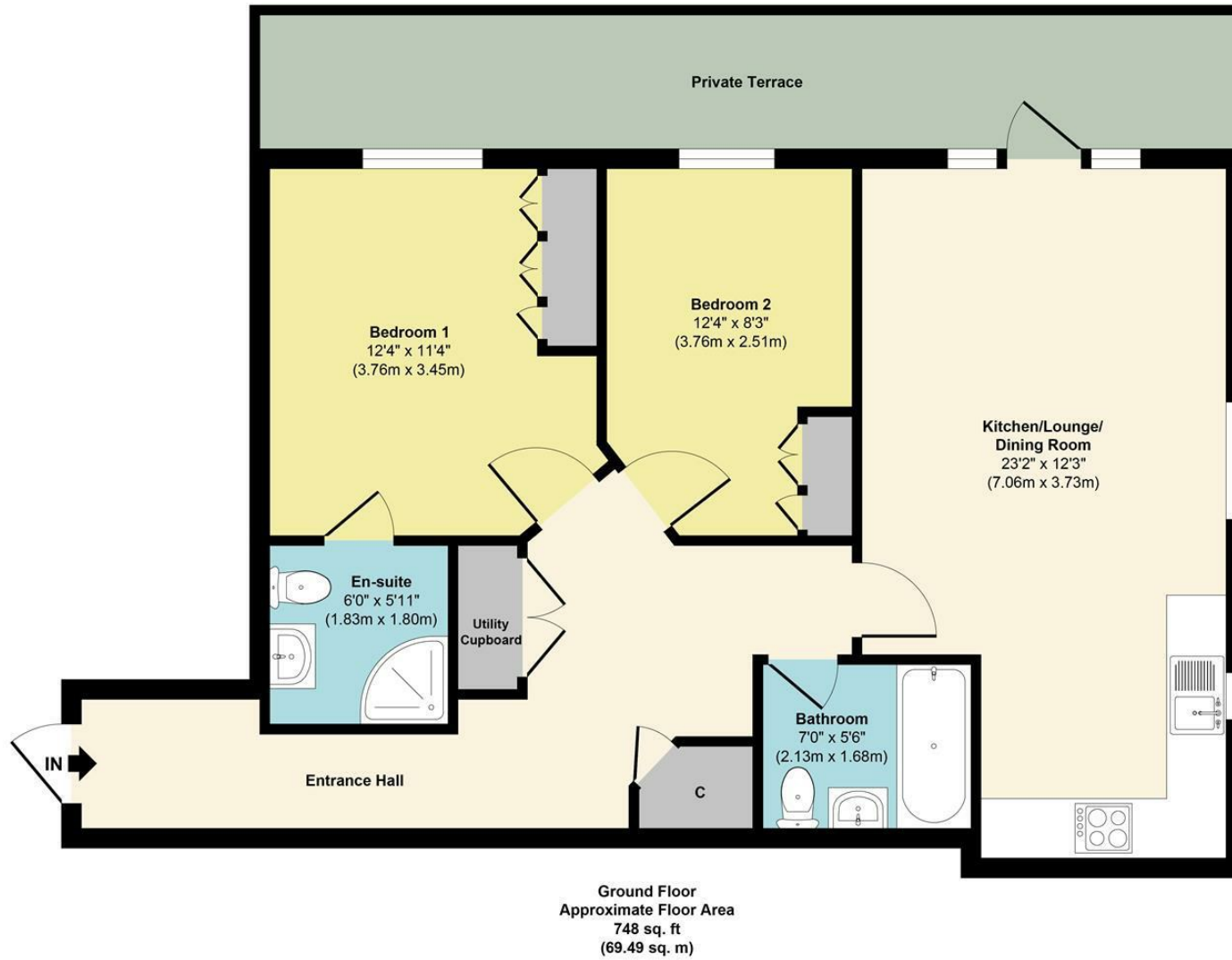
This modern two double bedroom apartment is situated on the ground floor to the front of the development with a private terrace with steps leading to St Monicas Road.

The apartment comprises of a spacious entrance hall with a storage cupboard and a utility cupboard, there is an open-plan kitchen/lounge/dining room with a patio door leading out to the private terrace. There are two bedroom both with fitted wardrobes, two modern bath/shower rooms and two allocated, covered parking spaces.

Within the block there is also a communal gymnasium and a lift to all floors. Underfloor heating is fitted throughout and internal fixtures include natural stone bathrooms, fitted wardrobes to both bedrooms, high gloss designer kitchen units and integrated appliances.

The apartment is within walking distance of Kingswood railway station and village shops.



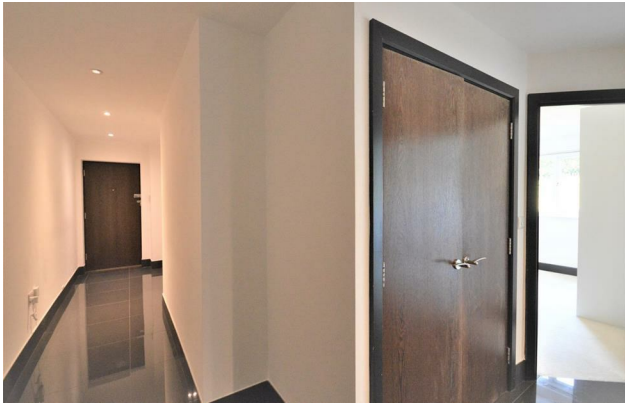


All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be 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) A			
(81-91) B		84	84
(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	



Fine & Country The Estate Office, Kingswood, Surrey, KT20 6HS
Tel: +44 (0)1737 361014
Email: kingswood@fineandcountry.com
Web: kingswood.fineandcountry.co.uk

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