



FINE & COUNTRY
Kingswood

5 Winscombe Court
Furze Hill, Kingswood, Surrey KT20 6EP

Property at a glance

- SHOW HOME NOW AVAILABLE TO VIEW - CALL TO BOOK YOUR PRIVATE VIEWING.
- Two Bedroom First Floor Apartment With Private Balcony
- Spacious Kitchen/Dining/Living Room
- Two Luxury Ensuite Bath/Shower Rooms
- Two Dedicated Parking Spaces
- Utility Room & Separate Cloakroom
- Show Apartment Now Open
- Luxury New Development
- Service Charges Between
- 999 Year Lease

Setting

Kingswood is a classic Surrey village with a real sense of community, mixing quiet, leafy residential avenues with a selection of shops and other amenities. Waterhouse Lane is the de facto 'high street' and is home to a number of businesses, including a well-stocked village store and post office, an Indian takeaway, a pet shop and a family-run café, as well as the popular Kingswood Arms pub and restaurant.

Living in Kingswood means having plenty of opportunity to get involved in local group activities and events, from flower arranging and amateur dramatics to seasonal celebrations and charity fundraisers. The neighbouring village of Tadworth offers more shops, restaurants and other facilities, including a traditional butchers and a long-established purveyor of fresh fish, poultry and game. For all your everyday shopping needs, there are supermarkets in Burgh Heath and Banstead, just north of Upper Kingswood.

£855,000 Leasehold - Share of Freehold

5 Winscombe Court

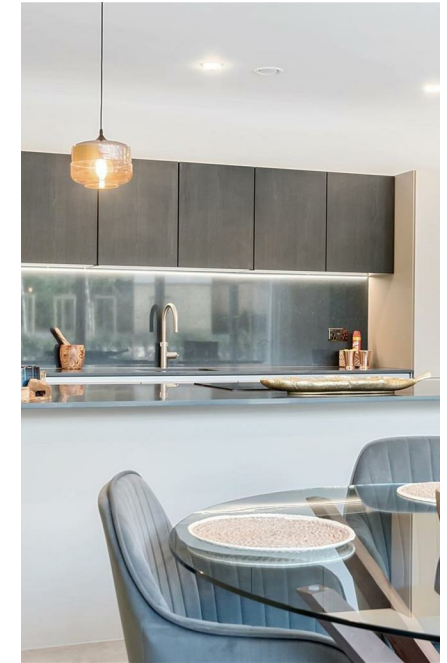
SHOW HOME NOW AVAILABLE TO VIEW - CALL TO BOOK YOUR PRIVATE VIEWING.

Apartment 5 is situated on the first floor with access to a private balcony. Once inside, a spacious entrance hall provides two storage cupboards, a separate utility room and a cloakroom. There is a spacious and open-plan kitchen/dining/living room to the rear with a luxury kitchen area offering a range of integrated appliances, Quooker tap with instant hot water, a large island incorporating the breakfast bar and bi-folding doors opening to your private balcony. The master bedroom is a generous size, overlooking the rear and provides a luxury ensuite bath/shower room. The second double bedroom comes with a fabulous ensuite shower room. The apartment has underfloor heating throughout, entry-phone system, FTTP connection, water softener, communal lift, and dedicated parking for two cars, one covered and one open.

Winscombe Court is a prestigious development of 14 two bedroom apartments in the heart of Surrey's sought-after London commuter belt. With Kingswood station just 0.3 miles away, this is an exciting opportunity to own an exceptional home that has easy access to both the vibrant capital and the rolling countryside of the North Downs.

With Kingswood station just 0.3 miles away, this is an exciting opportunity to own an exceptional home that has easy access to both the vibrant capital and the rolling countryside of the North Downs. Whether you're balancing a busy lifestyle or making plans for retirement, Kings House, Winscombe Court is the perfect place to call home.

Please note, internal photographs are from the show apartment.





First Floor

Approx. Gross Internal Floor Area 1367 sq. ft / 127.00 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 plus) A			
(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	



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

FINE & COUNTRY
 Kingswood