



**FINE & COUNTRY**  
Kingswood

*A2 Chesham Heights*  
St Monica's Road, Kingswood, Surrey KT20 6DH



## Property at a glance

- Ground Floor Apartment
- Double Bedroom
- Private Terrace
- Open-Plan Kitchen/Diner/Lounge
- Modern Bath/Shower Room
- Underfloor Heating
- Welcoming Entrance Hall
- Security Entry Phone System
- Allocated Parking Bay
- Close To Railway Station & Village

## Setting

This modern apartment is situated within the village of Kingswood which provides a comprehensive parade of local shops and restaurants.

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.

£325,000 Share of Freehold

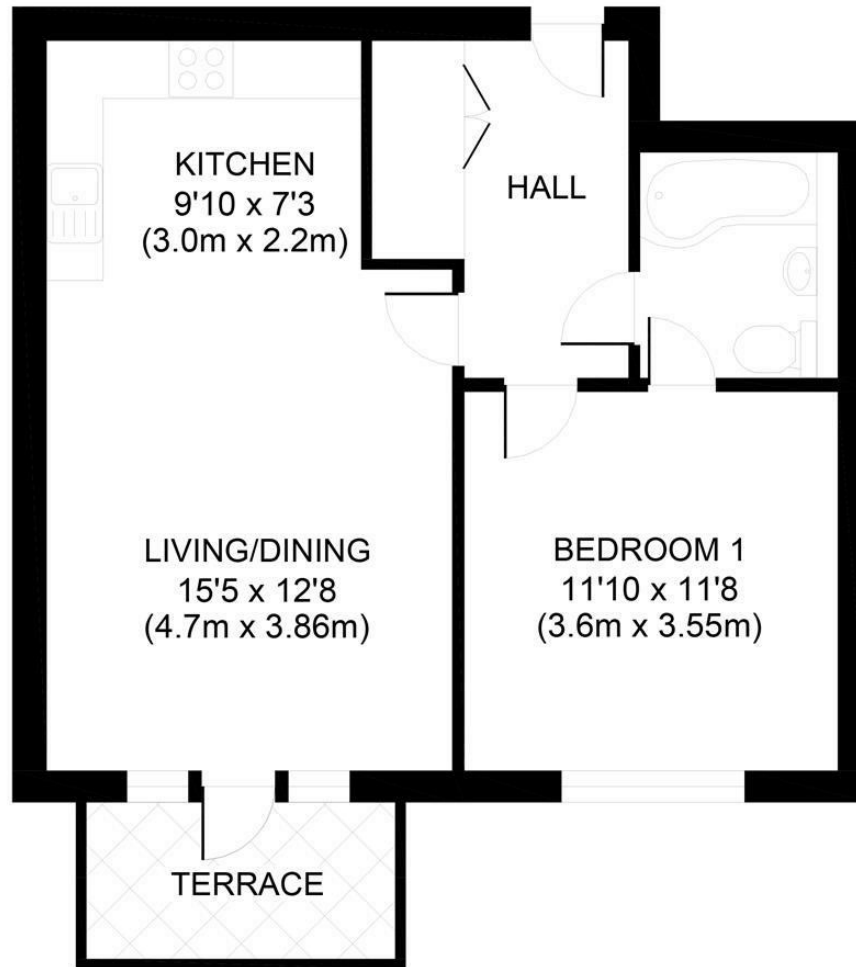
# A2 Chesham Heights

Rarely available is this luxury ground floor one bedroom apartment, situated to the rear of a gated development and within walking distance of Kingswood village and B.R Station.

The accommodation comprises a welcoming entrance hall with a large storage cupboard housing the washing machine and an i-pod dock system; to the rear is a modern & open-plan kitchen/dining room and living area with patio door to a private terrace; the double bedroom has fitted gloss white wardrobes and an en-suite bathroom which can also be accessed from the entrance hall. Beautiful tiled floors flow throughout the apartment incorporating zoned underfloor heating. There is a communal gymnasium, lift, communal gardens and an allocated parking bay.

Currently let out, the apartment offers a host of different options as an investment opportunity, a lock and leave property or simply as a first time buy.





Gross Internal Area 542sq ft 50.5sq metres

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		84	85
(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](mailto:kingswood@fineandcountry.com)  
Web: [kingswood.fineandcountry.co.uk](http://kingswood.fineandcountry.co.uk)  
Fine & Country Sales, Lettings, Land & New Homes

FINE & COUNTRY  
Kingswood