



**FINE & COUNTRY**  
Kingswood

*7 Stanacre Court*  
St. Monicas Road, Kingswood, Surrey KT20 6HF

## Property at a glance

- Two Double Bedrooms
- 1st Floor Apartment With Underfloor Heating
- Spacious 18'10 x 18'1 Sitting Room With Juliet Balcony
- Two Bath/Shower Rooms
- Fitted Wardrobes To Both Bedrooms
- Modern Kitchen/Breakfast Room
- Communal Lift
- Allocated Parking Bay & Visitors Parking
- Large Communal Garden
- No On-Going Chain With Vacant Possession

## Setting

This superb apartment is situated within a desirable location in Kingswood which provides a comprehensive parade of local shops and restaurants, including a convenience store/post office, Coughlans bakery, 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.

**£460,000** Share of Freehold

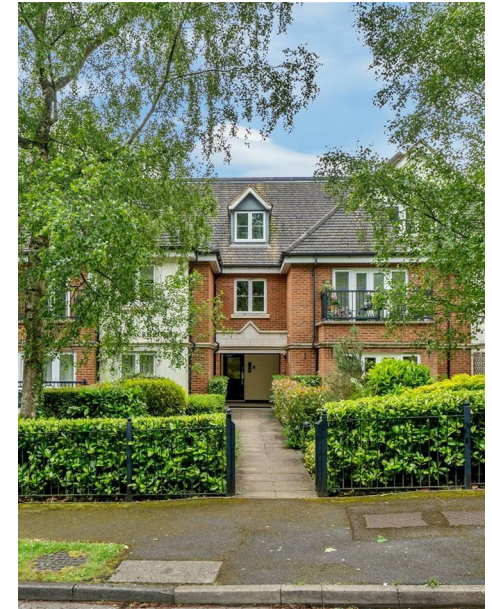
# 7 Stanacre Court

Offered to the market with vacant possession is this spacious two double bedroom apartment located within walking distance to Kingswood railway station and village shops.

The apartment is located on the first floor with a communal lift taking you up to this level. The accommodation comprises of a welcoming entrance hall with a range of storage cupboards, a large sitting room measuring 18'10 x 18'1 with a juliet balcony and double doors leading to the kitchen/breakfast room. The kitchen is fitted with an extensive range of modern units, integrated appliances and generous work top space.

The master bedrooms offers a range of fitted wardrobes and an ensuite shower room, there is a second double bedroom with built in wardrobes and a family bath/shower room.

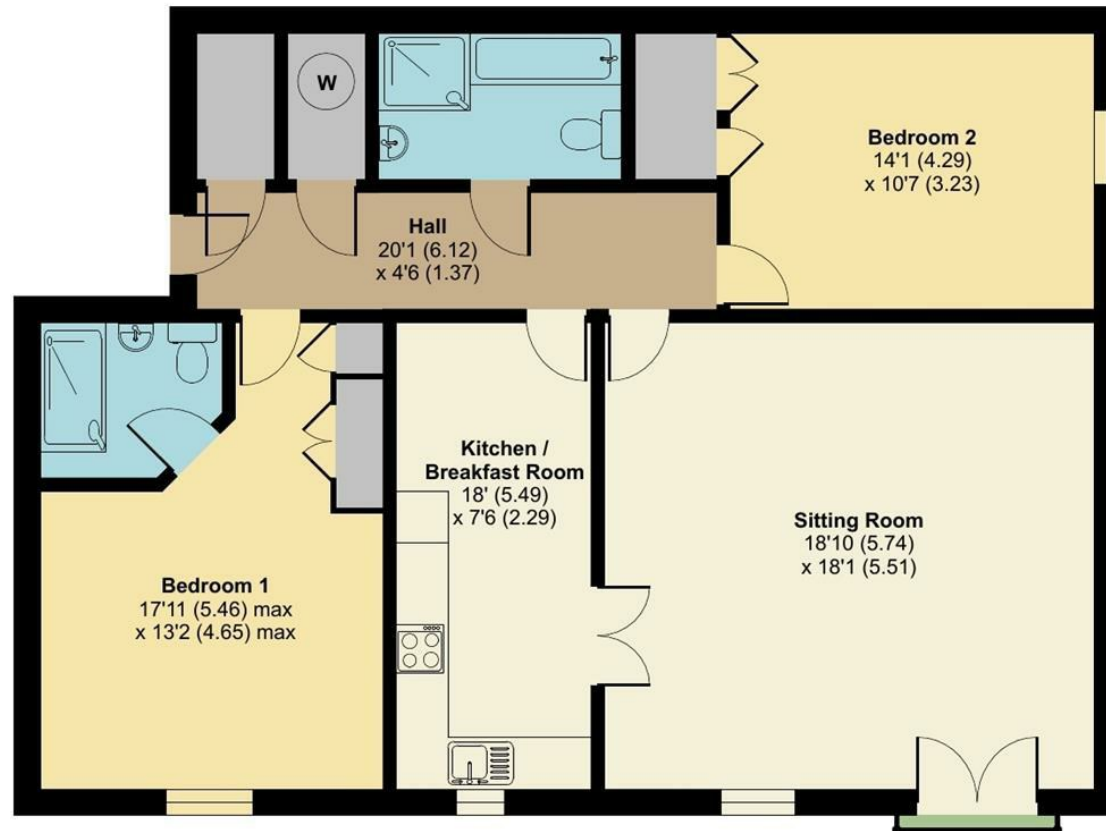
Outside there is an allocated parking space, a large communal garden and visitors parking bays. An internal viewing is highly recommended.



# St. Monicas Road, KT20

Approximate Area = 1114 sq ft / 103.5 sq m

For identification only - Not to scale



FIRST FLOOR

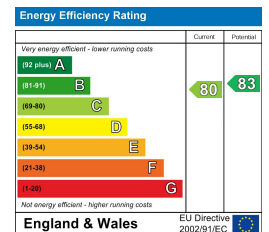


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Fine & Country. REF: 1135627

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.





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