



FINE & COUNTRY
Kingswood

Flat 5 Queens Court
Queens Close, Walton On The Hill, Surrey KT20 7AF

Property at a glance

- Two Bedroom Maisonette
- Open-Plan Kitchen/Living/Dining Room
- Two Modern Bath/Shower Rooms
- Bedroom One With Walk-In Wardrobe
- Bedroom Two With Fitted Wardrobes
- Fitted Shoe & Coat Cupboards To The Entrance Hall
- First Floor
- Allocated Parking Space & Communal Grounds
- Walking Distance To Village
- Available Early August

Setting

The property is located in the heart of Walton on the Hill village which provides a range of local shops, including a Co-op supermarket, post office, butchers, pharmacy, cycle shop and a selection of cafes and restaurants. Tadworth village and railway station are within a short drive and are also walkable.

The wide open spaces of nearby Walton Heath are an Area of Outstanding Natural Beauty and has a championship golf course with one of England's most exclusive golf clubs.

£1,775 Per Month

Flat 5 Queens Court

Situated inside a modern gated development within the heart of Walton On The Hill, this spacious two bedroom first floor maisonette and is offered unfurnished and available early August.

The entrance is at ground floor level with stairs leading up to the first floor and into a spacious entrance hall with an airing cupboard and a generous coats cupboard. There is a large open-plan kitchen/living/dining room fitted with a range of integrated appliances, a breakfast bar and tiled flooring to the kitchen area. The main bedroom benefits from a walk-in wardrobe and a modern en-suite shower room, bedroom two is fitted with a triple wardrobe and there is a separate bath/shower room.

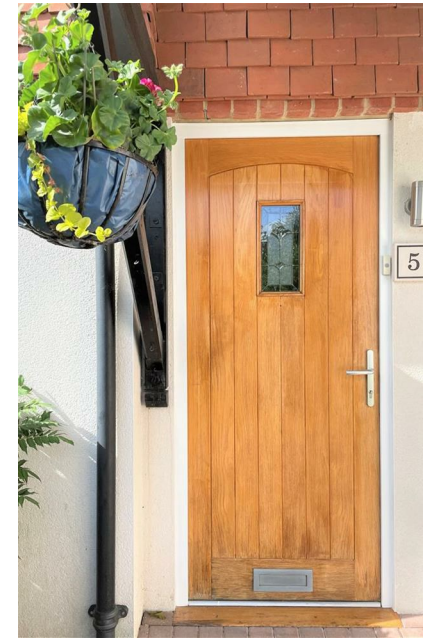
The property has its own private entrance, one allocated parking space and communal grounds to the rear.

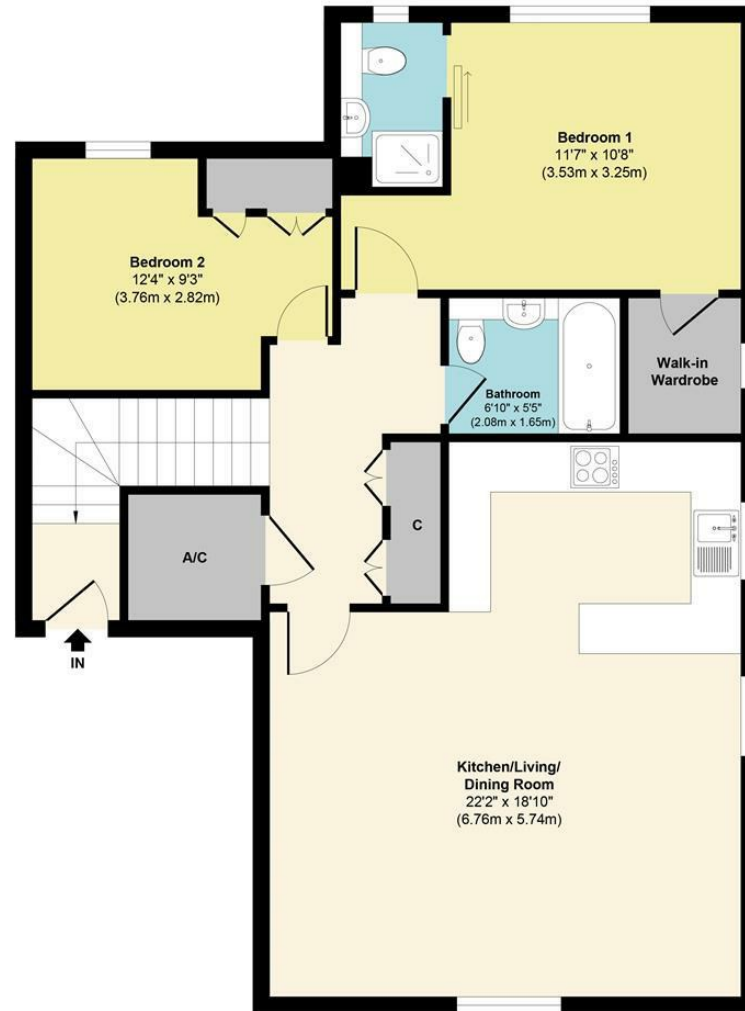
TERMS: Tenancy term to be agreed between Landlord and Tenant. Rent payable monthly in advance. The tenant is responsible for the cost of all utility bills applicable to this property and council tax. A security deposit will be required in cleared funds prior to the start of the tenancy, which will be lodged with the Tenant Deposit Scheme. Should a tenant need to be released early from the Tenancy this is subject to the Landlord being in agreement. Figures to be confirmed upon request. All other terms are subject to negotiation and agreement.

Council Tax Band: E (Reigate & Banstead)

Deposit: £2048.07 (5 weeks)

Tenancy: 12 months





First Floor
Approximate Floor Area
892 sq. ft
(82.86 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	



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