



FINE & COUNTRY
Kingswood

8 Wellington Court
Waterhouse Lane, Kingswood, Surrey KT20 6HU

Property at a glance

- First Floor Luxury Apartment
- Two Double Bedrooms
- Open-Plan Kitchen/Dining/Living Room
- Two Luxury Bath/Shower Rooms
- Utility Room & Cloakroom
- Underfloor Heating Throughout
- Walking Distance To Kingswood Station & Shops
- Beautifully Landscaped Communal Grounds
- Private Basement Parking & Visitors Bay
- Beautifully Finished Communal Entrance & Hallway, With Lifts To All Floors

Setting

This fabulous apartment is situated in the village of 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.

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.

£895,000 Leasehold

8 Wellington Court

New to the market is this stunning two double bedroom first floor apartment which forms part of the exclusive Wellington Court Development. The apartments have been built and finished to a high specification by Whiteoak who have an outstanding reputation for high end developments.

The property benefits from spacious accommodation laid out across one floor, the highlight of which must be the superb open-plan kitchen/dining/living room with a beautifully fitted kitchen and central island.

The apartment enjoys an immense feeling of space, both bedrooms are an impressive size with the master bedroom offering a large en-suite with a separate shower and bath. Bedroom two offers an en-suite shower room and a dressing room - both bathrooms are finished to an extremely high level and the apartment is efficiently heated by underfloor heating. Other benefits include a spacious entrance hall with two storage cupboards, a cloakroom, a utility room and beautiful Karndean flooring which continues into the living room and kitchen. Both bedrooms are carpeted.

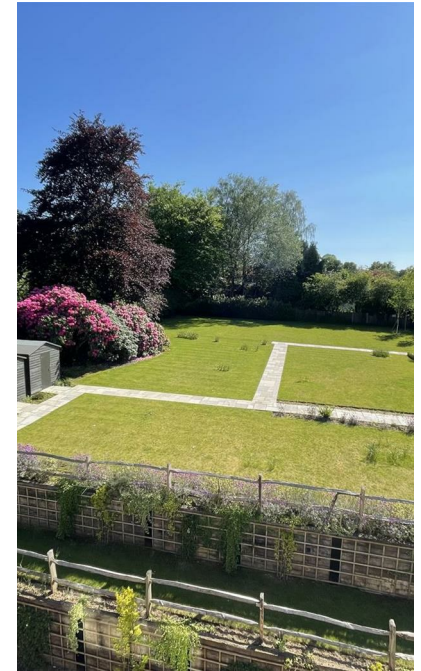
Outside there are beautifully maintained communal gardens and a large basement parking area providing one private parking space as well as visitors parking. There is also a communal lift within the apartment block.

The apartment is ideally placed within walking distance of Kingswood village and railway station, ideal for the professional couple, downsizer or someone looking for a 'lock up and leave'.

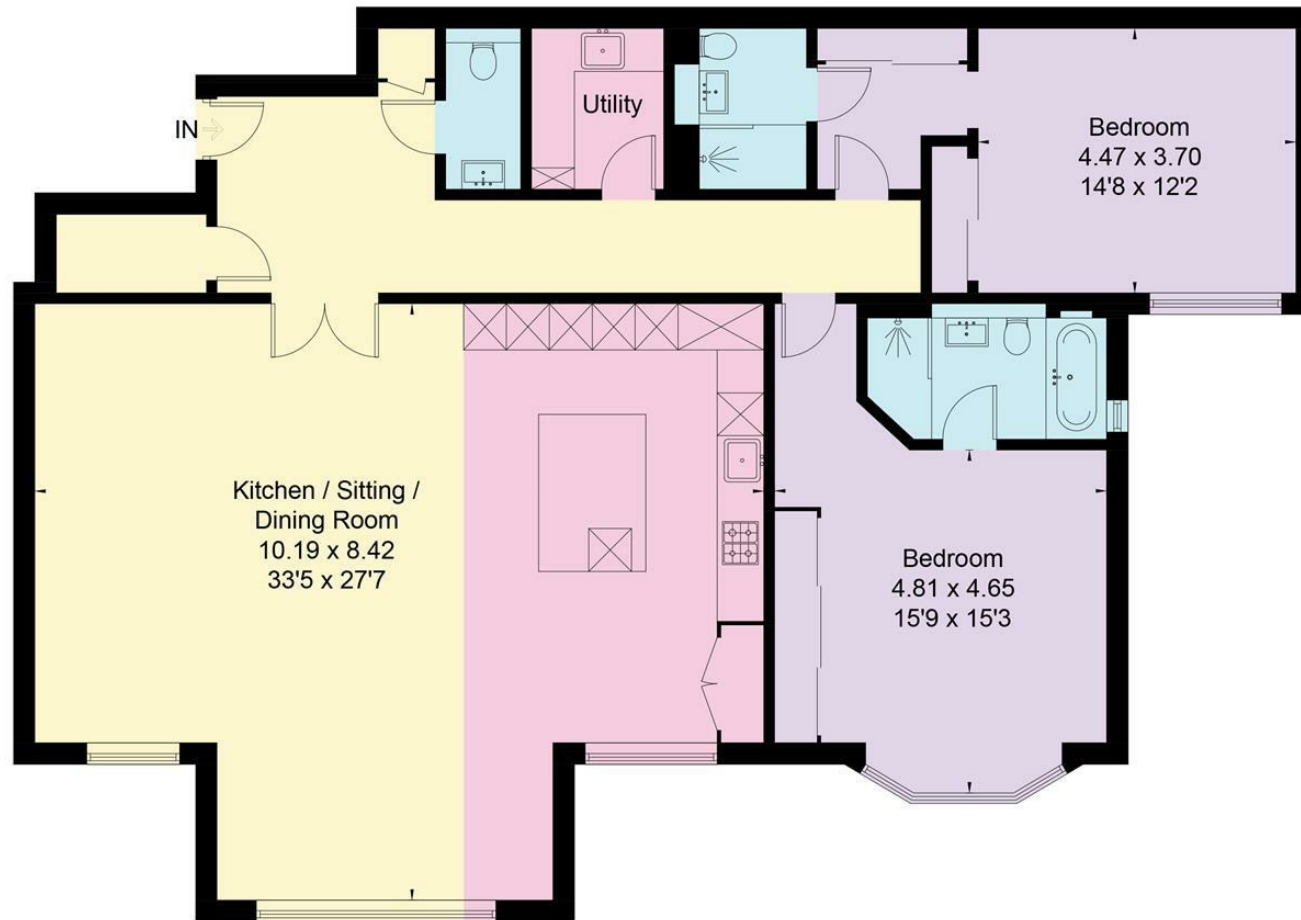
Please note: The kitchen photo is of apartment 7 and the bedroom photo is of apartment 9 and both photos have been virtually staged.

The seller has provided us with the services charges and lease details. These charges and lease details will need to be confirmed via the solicitors.

Length of lease: 248 years -Service Charge: £2,183 P/A Ground Rent: £250 P/A Council Tax Band: TBC



Approximate Area = 164.0 sq m / 1765 sq ft
Including Limited Use Area (1.3 sq m / 14 sq ft)



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 290778

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		87	87
(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