



**FINE & COUNTRY**  
Kingswood

*5b Waterhouse Lane*  
Kingswood, Surrey KT20 6EB



## Property at a glance

- Three Double Bedrooms
- Duplex Apartment
- Lounge/Diner
- Modern Fitted Kitchen with Small Balcony
- Family Bathroom
- Store Room
- Village Location
- Close to Railway Station
- Available Immediately

## Setting

This spacious apartment is situated in Kingswood village which provides a comprehensive parade of local shops and restaurants, including a convenience store/post office, Coughlans bakery, hairdressers, beauticians, restaurants 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.

£2,000

# 5b Waterhouse Lane

Located in the heart of Kingswood Village with views over the adjacent fields, is this renovated three double bedroom duplex apartment. The accommodation is situated over two floors, to the first floor is the lounge with dining area, family bathroom and modern fitted kitchen with a good range of cupboards and appliances, plus utility cupboard. Has access to a small balcony area. To the second floor there are three double bedrooms and large store room. The apartment is within walking distance of the railway station. Available Immediately. Unfurnished.

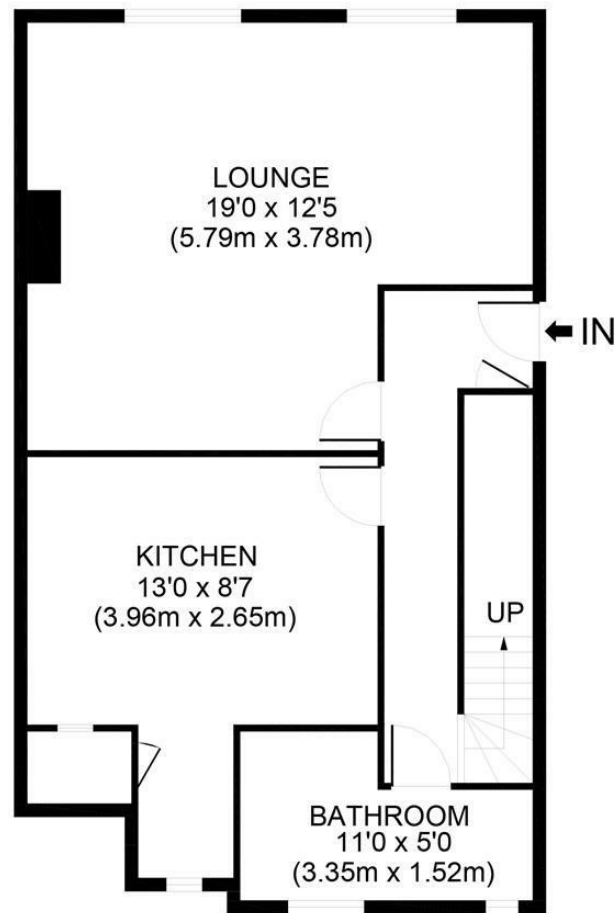
TERMS: Tenancy term to be agreed between Landlord and Tenant. Rent payable monthly in advance. The tenant is responsible for the cost of all utility bills applicable to this property and council tax. A security deposit will be required in cleared funds prior to the start of the tenancy, which will be 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.

Deposit £2307.69 (5 weeks)

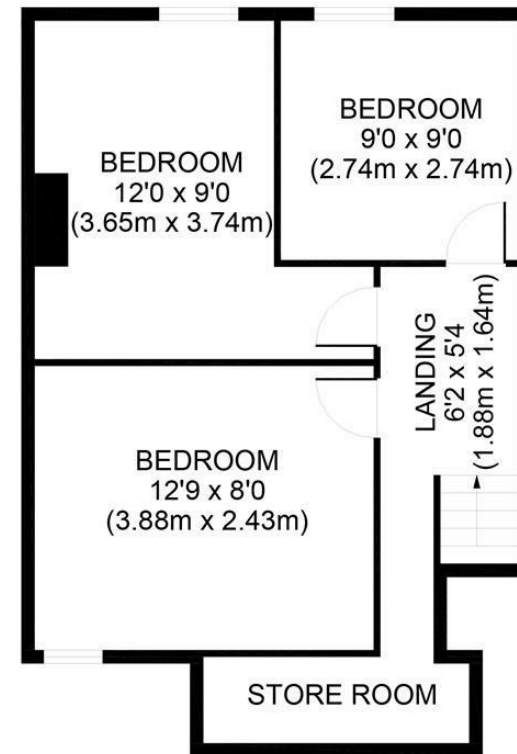
Council Tax Band:

Tenancy Term: Long Term





FIRST FLOOR




SECOND FLOOR

Gross Internal Area 1070 sq ft 99 sq 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			
(112 plus)	A		
(81-111)	B		
(69-80)	C		
(55-68)	D	68	68
(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)

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