



FINE & COUNTRY
Kingswood

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

Property at a glance

- Ground Floor Luxury Apartment
- Available End Of November
- Two Double Bedrooms
- Open-Plan Kitchen/Dining/Living Room
- Two Luxury Bath/Shower Rooms
- Utility Room & Cloakroom
- Underfloor Heating Throughout
- South Facing Private Terrace
- 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, Londis, barbers, 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.

£3,300 PCM

3 Wellington Court

Available from the end of November, unfurnished. This stunning two double bedroom ground floor apartment forms part the of exclusive Wellington Court Development, ideally placed within walking distance of Kingswood village and railway station..

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, central island and access to a south facing terrace with views over the communal rear garden.

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.

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 TDS (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: £3,807.69 (5 Weeks)

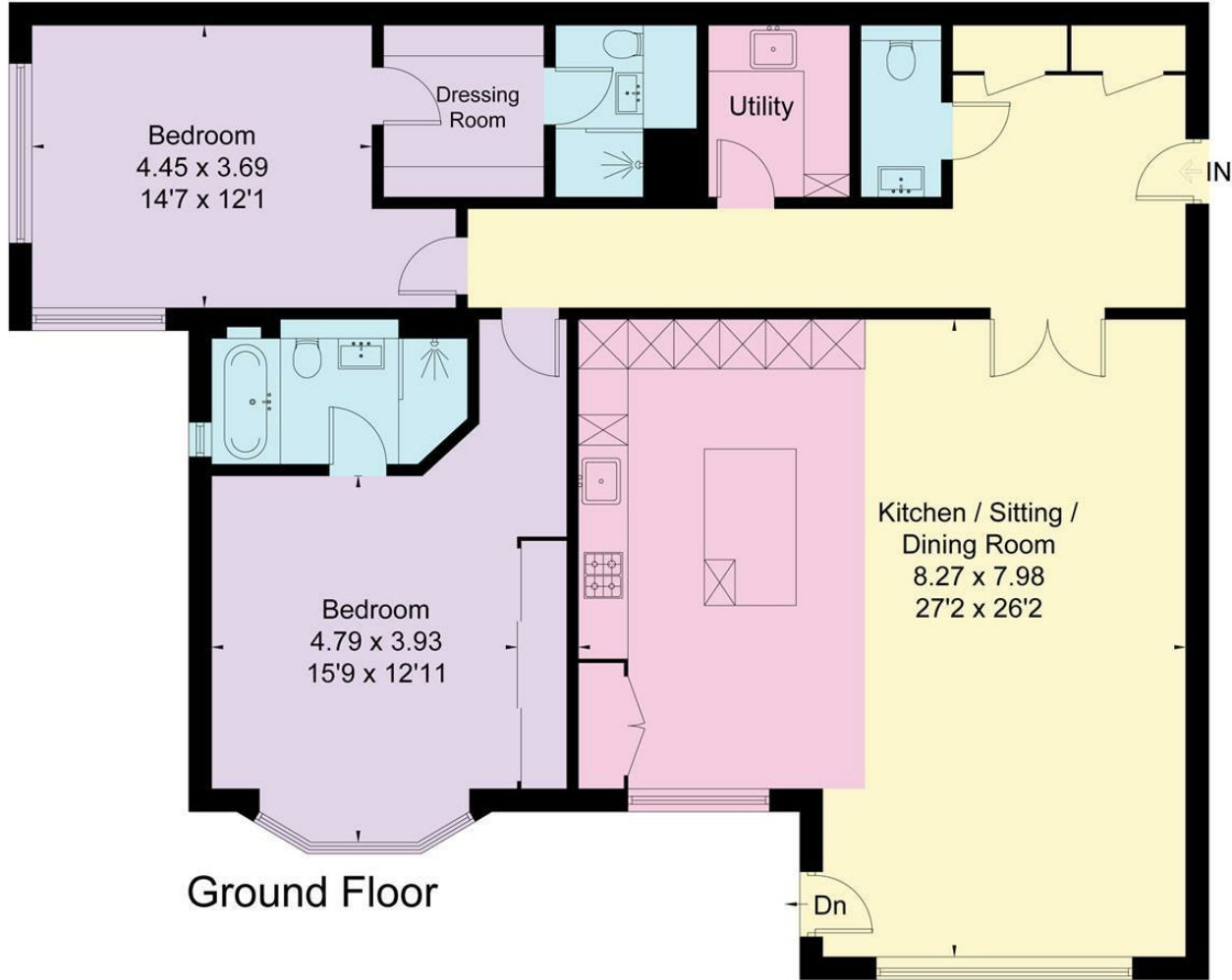
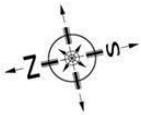
Council Tax Band: F

Tenancy: 12 months

Available End of November



Approximate Area = 149.1 sq m / 1605 sq ft
Including Limited Use Area (0.7 sq m / 7 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 290773

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 vendor's agents Fine & Country on 01737 361014.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(112 plus) A		
(81-111) B	86	86
(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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