



 FINE &
COUNTRY

6 Stanacre Court
St. Monica's Road, Kingswood, Surrey KT20 6HF

Property at a glance

- First Floor Apartment
- Two Double Bedrooms
- Living/Dining Room With Doors To Balcony
- Communal Lift & Grounds
- Separate Kitchen/Breakfast Room
- Two Bath/Shower Rooms
- Gated Development
- Allocated Parking Bay
- Close to Village & Station
- No Onward Chain

Setting

This superb apartment is situated close to the village of Kingswood which provides a comprehensive parade of local shops and restaurants, including a convenience store/post office, Londis, hairdressers, beauticians, an Indian restaurant and The Kingswood Arms public house.

Kingswood Station provides services into London of approximately 45 minutes. The M25 is accessed via Junction 8 1.7 miles to the south and 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.

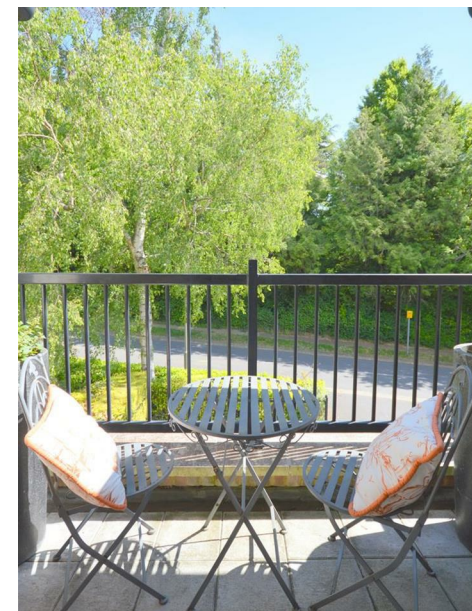
£439,950 Leasehold

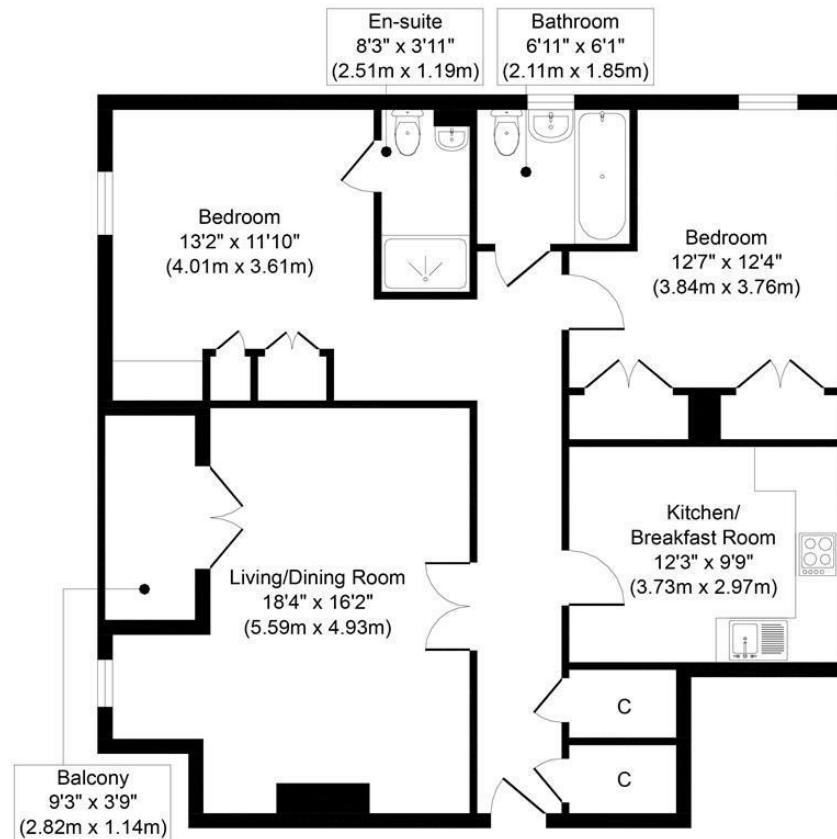
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Located in a gated development close to Kingswood railway station and village shops is this fabulous two double bedroom first floor apartment with a private balcony and communal lift.

This beautifully-presented apartment has many wonderful features such as underfloor heating and a spacious 18'4 x 16'2 living/dining room with french doors opening to the balcony. Opposite the living/dining room is a modern kitchen/breakfast room fitted with a range of integrated appliances with space for a large table and chairs. The principal bedroom is fitted with a triple wardrobe, mirrored wall to one side with a mirrored door opening to the hidden en-suite shower room. Bedroom two is also fitted with a triple wardrobe whilst there is a bathroom close by.

Outside are well-stocked communal grounds which continue to the side and rear of the block. There is also allocated parking and visitors' parking set behind electronically-controlled gates.





First Floor
Approximate Floor Area
936 sq. ft
(86.95 sq. m)

Approx. Gross Internal Floor Area 936 sq. ft / 86.95 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 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		
(69-80) C	80	80
(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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