FINE & COUNTRY

B1 Chesham Heights

St. Monicas Road, Surrey KT20 6DF

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Property at a glance

- Ground Floor Apartment
- Two Bedrooms
- Two Stylish Ensuite Bath/Shower Rooms
- Open Plan Living Room/Kitchen
- Underfloor Heating
- Fitted Wardrobes
- Two Covered Parking Bays
- Communal Gymnasium
- Communal Gardens
- Walking Distance To Kingswood Railway Station & Village

This stylish ground floor apartment is located at the rear of the sought-after Chesham Heights development and benefits from a private south-facing patio.

Inside, the spacious entrance hall features practical tiled flooring, a storage cupboard, and a separate utility cupboard. From here, the property flows into the open plan kitchen, lounge, and dining area, with patio doors opening directly onto the patio, a perfect spot for relaxation. The kitchen is fitted with high-gloss designer units and integrated appliances, combining functionality with contemporary style.

There are two double bedrooms, both with fitted wardrobes. The main bedroom has access to a modern ensuite Jack and Jill bath/shower room and the second bedroom enjoys a luxury en-suite wet room–style shower room. Comfort is ensured throughout with underfloor heating.

Chesham Heights residents benefit from a communal gymnasium, lift access to all floors, and this apartment further includes two undercover parking spaces.

Setting

This spacious apartment is situated close to the village of Kingswood which provides a comprehensive parade of local shops, an Indian restaurant & The Kingswood Arms Public House. Locally there is a wide choice of state and independent schools

In terms of transportation, Kingswood Station 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.

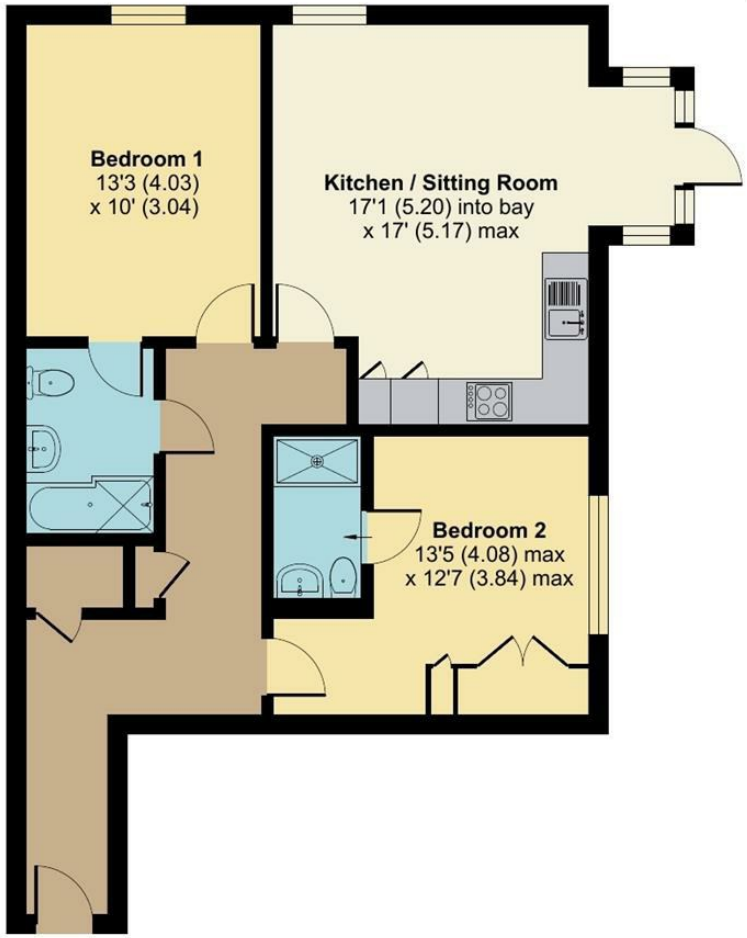
For golfers, there are four world-renowned golf clubs, Kingswood Golf and Country club, Surrey Downs, Walton Heath and the RAC golf club all close by. Horse Riding schools and stabling can be found in Kingswood, Chipstead, Tadworth and Walton on the Hill.

£380,000 Share of Freehold

Chesham Heights, St. Monicas Road, Kingswood, Tadworth, KT20

Approximate Area = 750 sq ft / 69.6 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Fine & Country Kingswood REF: 1349345

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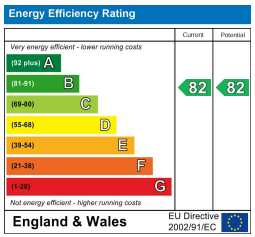
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be 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.



Fine & Country The Estate Office, Kingswood, Surrey, KT20 6HS
Tel: +44 (0)1737 361014
Email: kingswood@fineandcountry.com
Web: kingswood.fineandcountry.co.uk

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