

Kingswood Grange Babylon Lane,Lower Kingswood Tadworth KT20 6UY

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welcome to

Kingswood Grange, Babylon Lane, Lower Kingswood Tadworth

A spacious and beautifully presented two-bedroom apartment in a highly desirable gated development. With allocated parking, an en-suite, generous living space and no onward chain, this is an excellent opportunity for buyers seeking a move-in-ready home.



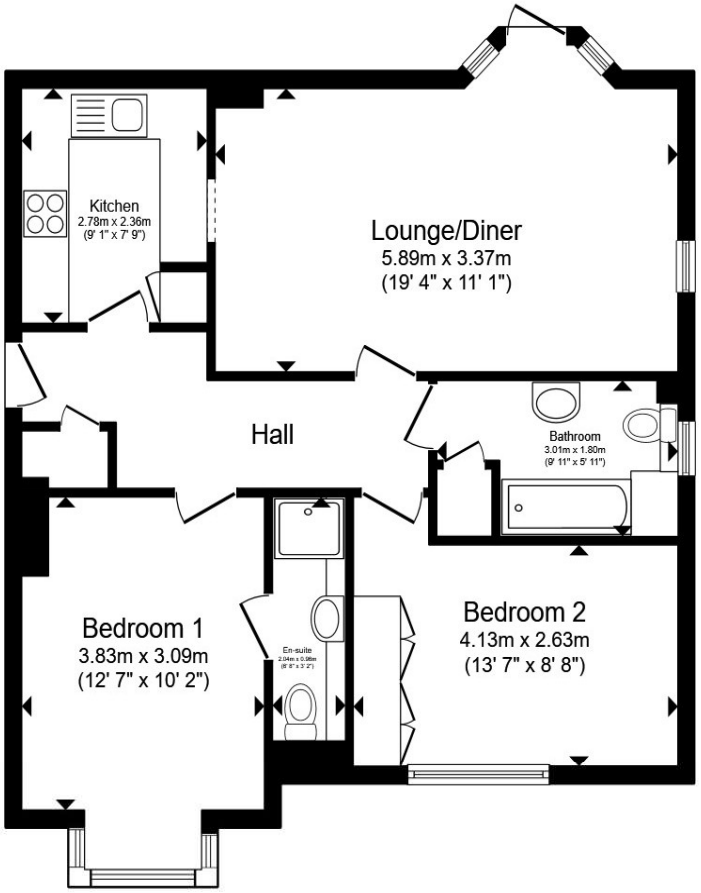












Ground Floor

Total floor area 70.6 m² (760 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Set within an attractive and sought-after gated development, this stunning ground floor apartment offers spacious and well-presented accommodation throughout and is offered to the market with no onward chain.

The property boasts a generous 19ft dual-aspect lounge/dining room, providing an excellent space for both relaxing and entertaining. The separate fitted kitchen is well-appointed with ample storage and worktop space.

There are two excellent double bedrooms, with the principal bedroom benefiting from an en-suite shower room, while the second bedroom is served by a modern family bathroom. A welcoming entrance hall with useful storage cupboards completes the internal accommodation.

Externally, residents enjoy the benefits of a secure gated setting with allocated parking and well-maintained communal grounds.

Ideally suited to first-time buyers, downsizers, investors and commuters alike, this exceptional apartment combines space, security and convenience in equal measure.

Location

This apartment is situated within a desirable location in Kingswood with local shops, restaurants and multiple schools in close proximity. The M25 and Kingswood Station are easily accessible which provide useful links into London.

welcome to

Kingswood Grange, Babylon Lane, Lower Kingswood Tadworth

- Gated Development
- Stunning Ground Floor Apartment
- Two Double Bedrooms
- Two Bathrooms
- Dual Aspect Living / Diner
- Allocated Parking Space
- Direct access to private patio & stunning communal gardens
- NO ONWARD CHAIN

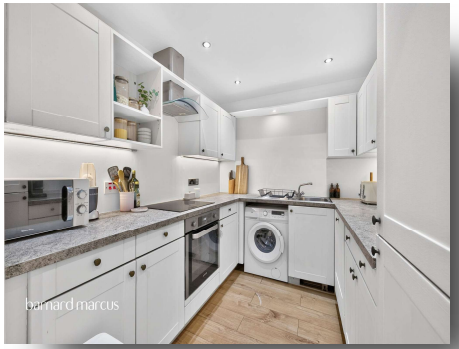
Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

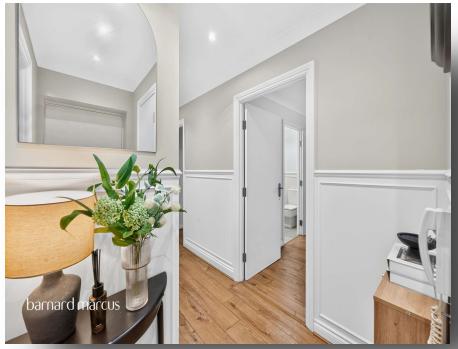
Tenure: Leasehold EPC Rating: C
Council Tax Band: E Service Charge: 2400.00
Ground Rent: 250.00

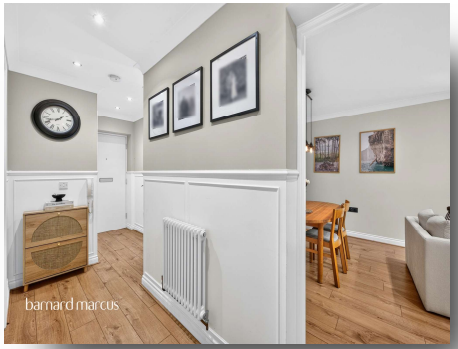
This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£360,000









Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EPS110553

The Property Ombudsman

Property Ref:
EPS110553 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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