



 FINE &
COUNTRY

1 Pine Lodge

St. Monicas Road, Kingswood, Surrey KT20 6HA

Property at a glance

- Two Double Bedrooms
- Ground Floor Luxury Apartment
- Open-Plan Living/Dining/Kitchen
- Modern Bath/Shower Room
- Fitted Wardrobes To Both Bedrooms
- Gas Central Heating
- Communal Grounds
- Allocated Parking Bay
- Walking Distance To Railway Station & Village
- No Onward Chain

Setting

This beautiful apartment is situated in the village of Kingswood which provides a comprehensive parade of local shops and restaurants, including a convenience store/post office, off licence, hairdressers, beauticians, an Indian Restaurant 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.

£405,000 Leasehold - Share of Freehold

1 Pine Lodge

A rarely available and impeccably presented ground floor apartment, ideally positioned within easy walking distance of Kingswood railway station and a selection of local shops and amenities.

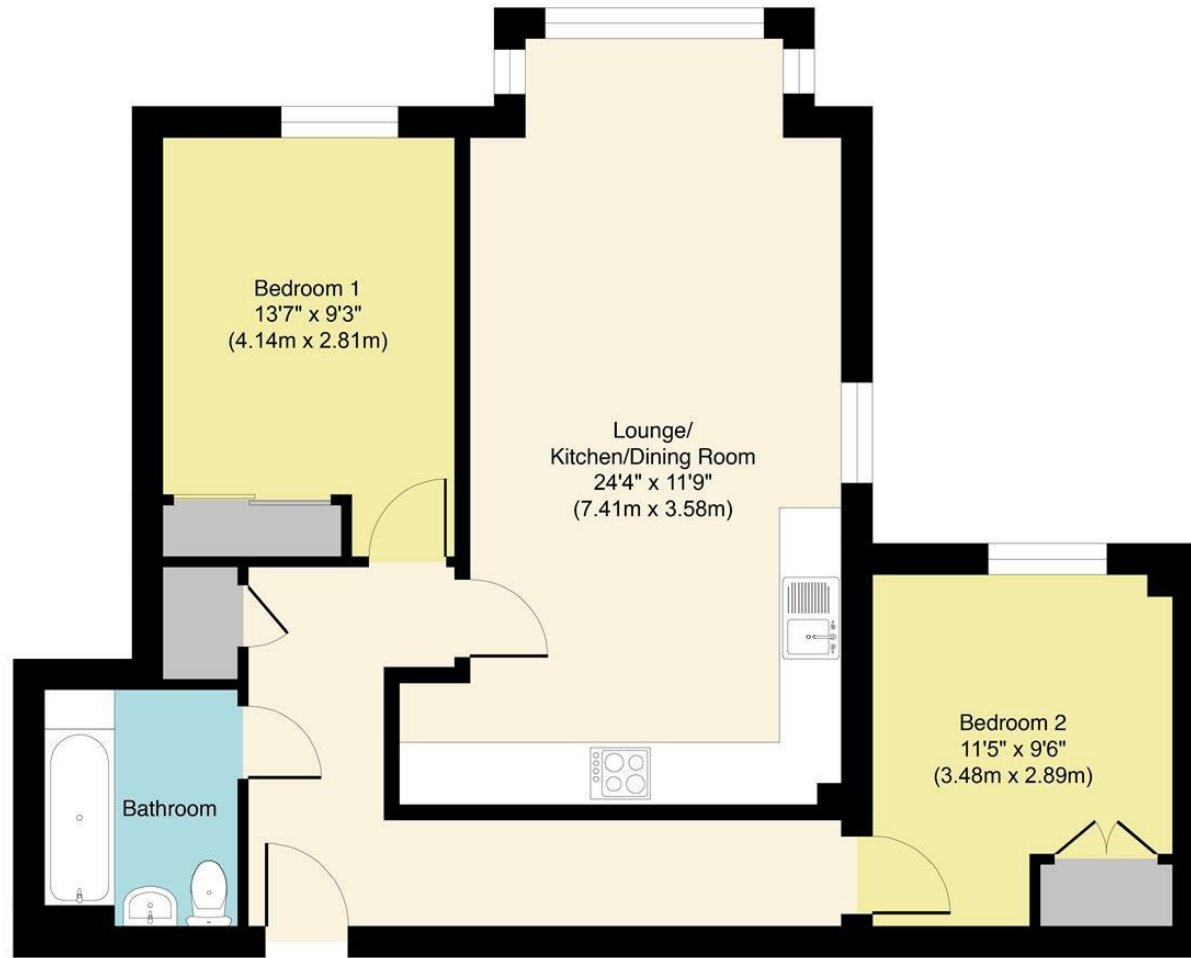
The property offers well balanced, contemporary accommodation, beginning with a generous entrance hall complete with a practical storage cupboard. The heart of the home is a spacious open plan living, dining, and kitchen area, designed for both comfort and entertaining. The kitchen is fitted with sleek modern cabinetry and a full range of integrated appliances.

There are two well proportioned double bedrooms, each benefiting from fitted wardrobes, alongside a beautifully appointed modern bath/shower room.

Further enhancing the appeal, the apartment includes high quality veneer effect internal doors, stylish chrome ironmongery, double glazed windows, and a secure entry phone system. Externally, residents enjoy well maintained communal grounds and the convenience of an allocated parking space.

This is an exceptional opportunity to acquire a low maintenance home in a highly convenient and sought after location.





Approximate Floor Area
 716 sq. ft
 (66.51 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			
(92 plus) A			
(81-91) B		84	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	



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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