



Furze Hill, Tadworth

The **PERSONAL** Agent



# Price Guide £325,000

## Leasehold

- 713 sq ft property
- Over 55's
- Ground floor apartment
- Two double bedrooms
- Modern White bathroom
- Open plan kitchen/living room ( 20'3 x 16'11 )
- French doors to communal gardens
- No onward chain

A charming two double bedroom ground floor flat, ideally situated in the serene area of Furze Hill, Tadworth. Spanning an impressive 713 square feet, this retirement apartment is designed for those aged 55 and over, offering a comfortable and convenient living space with no onward chain.

The property has been thoughtfully updated and improved by the current owner, ensuring a high standard of living. The spacious reception room provides a welcoming atmosphere, perfect for relaxation or entertaining guests. The two well-proportioned bedrooms offer ample space for rest and personalisation, while the modern bathroom is designed for both functionality and comfort.

Location is key, and this flat is within easy walking distance to the local station and Kingswood shops, making daily errands and commuting a breeze. For those who enjoy the sport, the area boasts four world-renowned golf clubs, including Kingswood Golf and Country Club, Surrey Downs, Walton Heath, and the



RAC Golf Club, all just a short drive away.

This property presents an excellent opportunity for those seeking a peaceful retirement lifestyle in a well-connected community. With its modern updates and prime location, this flat is not to be missed. We invite you to arrange a viewing and discover the charm of this delightful home for yourself.

The property has a large entrance lobby, entrance hall with deep boiler cupboard, spacious and bright living room opening to the well equipped kitchen area, bathroom with separate shower and two double bedrooms. Outside there are well maintained communal grounds with residents' parking.

Located within a few minutes' walk of Kingswood shops and Station, this luxury apartment is in an ideal location and benefits from private grounds.

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.

Tenure - Leasehold  
Length of lease (years remaining) - 110 years  
Annual ground rent - Approx. £371.82  
Annual service charge - Approx. £3,000.00  
Council tax band - E

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.





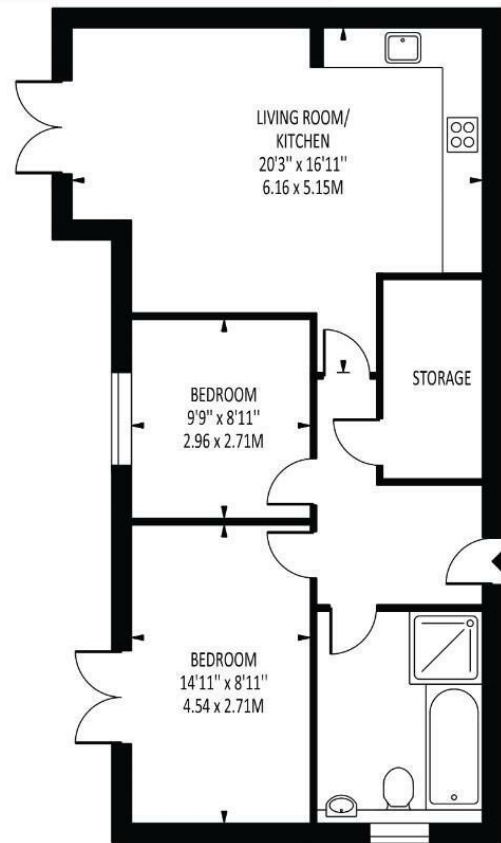




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Furze Hill Court,  
Furze Hill Kingswood  
Total Area: 713 SQ FT • 66.21 SQ M



Disclaimer: For illustration purposes only.  
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.  
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.  
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	74
(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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**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.



