



Contemporary living in a central village location

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St. Monicas Road Kingswood KT20

London 17 miles
Kingswood Village and Station 2 minutes' walk
London by rail 40 minutes
M25 (Junction 8) 3 miles
All times and distances are approximate

This stunning first floor apartment has benefited from a thorough renovation by the current owners and offers a fantastic opportunity for a new owner to enjoy a finished, low-maintenance product.

Fitted with high quality appliances and sanitary ware, this two double bedroom property should be viewed to fully appreciate what it offers.

- Communal Hall with Lift and Stairs
- Entrance Hall
- Open plan Sitting Room and Kitchen
- 2 Double Bedrooms
- Ensuite Shower Room and Guest Bathroom
- Study/Dressing/Store Room
- Allocated Parking Garage
- Gated Communal Grounds

Price £495,000





This well-appointed two bedroom, first floor apartment has recently been renovated to an exceptional standard and presents a fantastic opportunity to acquire a low maintenance property in the heart of Kingswood.

The property is accessed through well-kept communal halls and benefits from lift access. Internally the open-plan kitchen - sitting room offers a great space for entertaining and day to day living, the kitchen has been finished to a high standard with natural stone work-surface and a waterfall style island.

The two bedrooms are both generously-sized doubles with built-in wardrobes, the principal bedroom enjoys a contemporary en-suite shower room. The family bathroom is well-proportioned with a contemporary freestanding bath. Further to this is an internal room that could serve as a study, dressing room or even as a studio, to suit a new owner. Externally the property has the use of one allocated parking space and a garage en-bloc.



This quiet, gated location is just moments from the village with its local shops, restaurants and the Kingswood Arms gastro-pub as well as Kingswood Station with its frequent services to London Bridge and Victoria.

Nearby the A217 gives an arterial route to London and within a few minutes connects with the M25 at Reigate Hill (J8) bringing both Heathrow and Gatwick Airports and the coast within easy reach.

Varied shopping is to be found nearby at Reigate, Epsom and Banstead Village and this area has much to offer when it comes to sport, leisure and cultural interests including Kingswood's two golf clubs and tennis club and abundant open countryside.

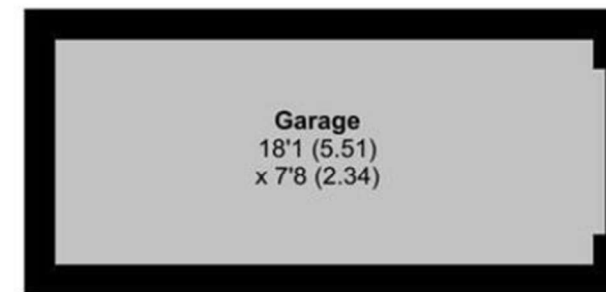
Central village location | Modern fitted kitchen with boiling and sparking water tap | Contemporary bathroom and en-suite shower room | Two well-proportioned double bedrooms | Less than a quarter mile walk to Kingswood Station | Study with potential uses such as a dressing room | Communal lift access | Built-in wardrobes to both bedrooms | Gas-fired central heating | Garage and allocated parking





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold – 99 years remaining
 Service Charge - £3,000 pa
 Local Authority: Reigate and Banstead B C
 Council Tax Band: F
 All mains services
 FFTP Broadband Available
 To the best of our knowledge on production of this brochure



TOTAL FLOOR AREA

1,134 SQ FT / 105.3 SQ M

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a viewing appointment

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