

# Kennedys'

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B8 Chesham Heights  
St. Monicas Road  
Kingswood  
KT20 6DF

3 Bedroom 2 bathroom apartments in Kingswood are few and far between, especially at this price point! Add in the quality finish throughout, close proximity to the Station, two allocated parking spaces under cover, and a communal gym, and you have a fantastic offering to market! The kitchen has been replaced recently and there is a balcony off the kitchen/diner of which there is only 1 other similar within the 2 blocks.

OIEO £435,000



3



1



2



2



- Charming 1st floor apartment
- 2 Bathrooms (1 en suite)
- Open plan kitchen / diner with balcony
- Communal Gym
- Very close proximity to Kingswood Station
- 3 Bedrooms
- 2 Allocated parking spaces under cover
- Gated community
- Located in the heart of Kingswood
- \*No Onward Chain\*



# PROPERTY DESCRIPTION

Located on the first floor, the apartment can be accessed via stairs or lift and once in the property a long hallway stretches out in front of you, giving a real sense of space. Follow the corridor down into the main living / kitchen area and what you find is a warm and welcoming room. The kitchen boasts cream shaker style base and wall units paired with Iroko wood worktops, which works nicely with the oak effect Camdean flooring. The kitchen boasts a Quooker hot tap, Miele oven, induction hob, recently purchased American style fridge/freezer (available under separate negotiation) and integrated dishwasher. The living area is nicely proportioned, with floods of natural light being allowed in through the patio doors out to the balcony.

Off the hallway, a family bathroom serves bedrooms 2 and 3, and a utility cupboard contains both washer and dryer. The main bedroom is a fantastic size, currently containing a Californian king bed, and boasts built in storage as well as an en-suite shower room. Bedroom two also benefits from built in storage and generous proportions, whilst bed three remains a fantastic space for an office, nursery or childrens room.

Underfloor heating warms the apartment throughout, and the intercom system allows remote access for guests. Super fast internet speeds also make this an ideal pick for those who work from home.

Outside, two allocated parking spaces are situated under cover behind private gates, and a communal terrace area provides some space to enjoy the sun. The on-site gym is well equipped and is maintained as part of the service charge for the block.

The property is being offered with no onward chain, and is perfect for young families, first time buyers, and investors alike.









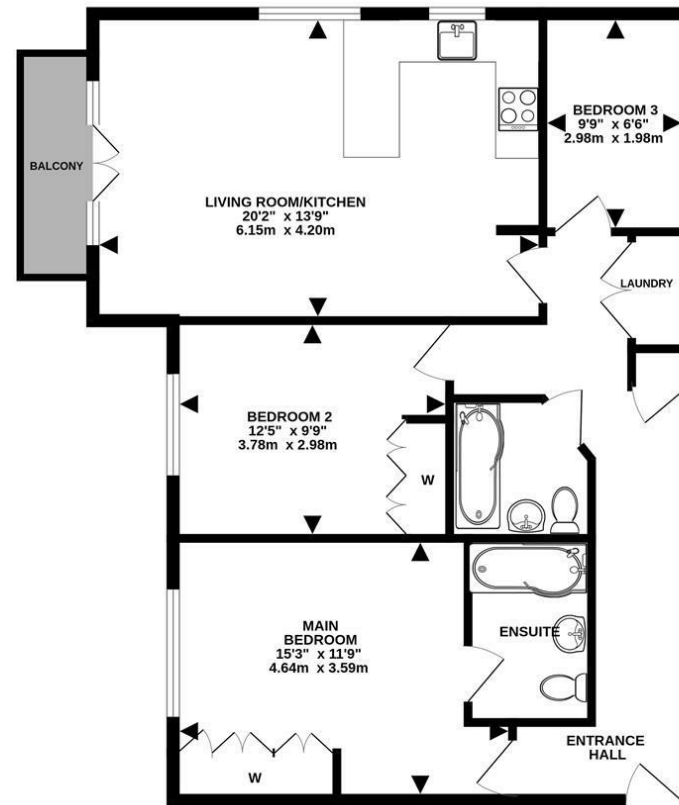
# PROPERTY DESCRIPTION

The village of Kingswood provides a reliable commuter line to London, as well as a comprehensive parade of local shops and restaurants, including a convenience store/post office, Village Hall, Londis, travel agents, hairdressers, beauticians and The Kingswood Arms public house. Locally there is a wide choice of state and independent schools including Tadworth, Chinthurst, Abdour, and Kingswood Primary, Childrens Trust, whilst further schooling including Dunnottar, Micklefield, and Reigate Grammar are found in the nearby town of Reigate. For the golf enthusiasts there are four world-renowned golf clubs close by; Kingswood Golf and Country club, Walton Heath and the RAC golf.

For more varied shopping needs both Banstead and Reigate are within 4 miles with a wide variety of independent boutiques, high street chains, and supermarkets. In terms of transportation, Kingswood Station provides services into London of approximately 45 minutes. The M25 is accessed via Junction 8 providing connections to the wider motorway network and easy access to both Gatwick and Heathrow airports.

To arrange a viewing, please contact our Sales team on 01737 817718





TOTAL FLOOR AREA: 864 sq. ft. (80.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
174 plus) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Mid energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

# B8 Chesham Heights, St. Monicas

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TENURE: Leasehold - Share of Freehold  
EPC RATING: B  
COUNCIL: Reigate and Banstead  
TAX BAND: E

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