



Furze Hill, Kingswood

The **PERSONAL** Agent

Offers In Excess Of £250,000 Leasehold

- Retirement Flat- Residents over 55
- Ground floor
- No onward chain
- Modern throughout
- Integrated appliances
- Private decking
- Secure communal area
- Private parking space
- Very close to Kingswood Village
- Short walk to Kingswood Station

Over 55s!

Situated in the charming village of Kingswood, this delightful two bedroom ground floor apartment is exclusively available for those aged over 55. Built in 2014, this new build property spans an impressive 710 square feet and is offered with no onward chain, making it an ideal choice for those looking to settle in a peaceful yet vibrant community.

Upon entering, you are greeted by a welcoming hallway that leads to a modern open plan living-dining-kitchen area. This space is perfect for entertaining or simply enjoying a quiet evening at home, featuring integrated appliances and a wine cooler for your convenience. The patio doors open up to a private decking area, providing a lovely outdoor space to relax and enjoy the fresh air.

The apartment boasts two generously sized double bedrooms, one of which includes a built-in wardrobe, offering ample storage. The newly decorated bathroom is a highlight, featuring both a separate bath and shower, ensuring comfort and style.



Location is key, and this property does not disappoint. Just a stone's throw from Kingswood Station, you can reach London Bridge in approximately 45 minutes, making it perfect for commuters. Additionally, the nearby Kingswood Arms and several prestigious golf clubs, including Kingswood Golf and Country Club, Surrey Downs, Walton Heath, and the RAC Golf Club, cater to those with an active lifestyle.

This property presents a wonderful opportunity to enjoy a modern, low-maintenance lifestyle in a sought-after area. Don't miss your chance to make this lovely apartment your new home.

As you enter the property you are greeted by a spacious entrance hall with access to all rooms as well as storage. To the rear of the property are two double bedrooms, one of which has built-in wardrobes. The main living space is an open plan kitchen/dining/living area with integrated appliances. The main bedroom and reception room both have doors leading to the private decking.

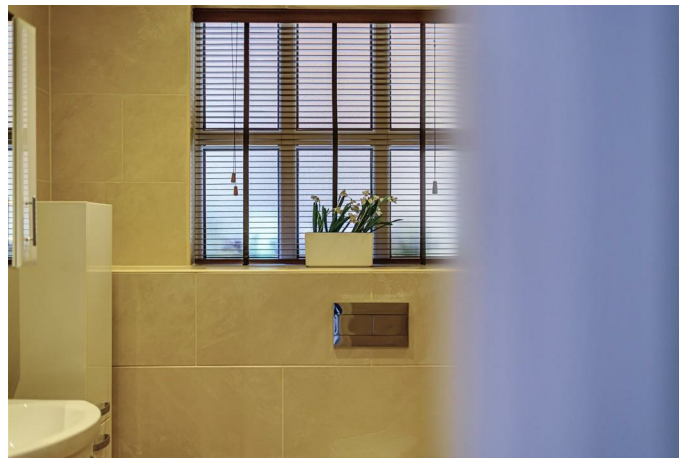
To the rear of the property is a private decking, as well as a communal garden. To the front of the property is a private parking space as well as a secure lobby.

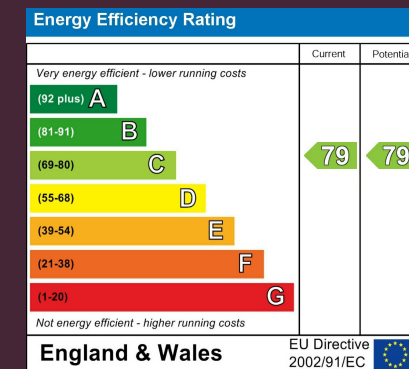
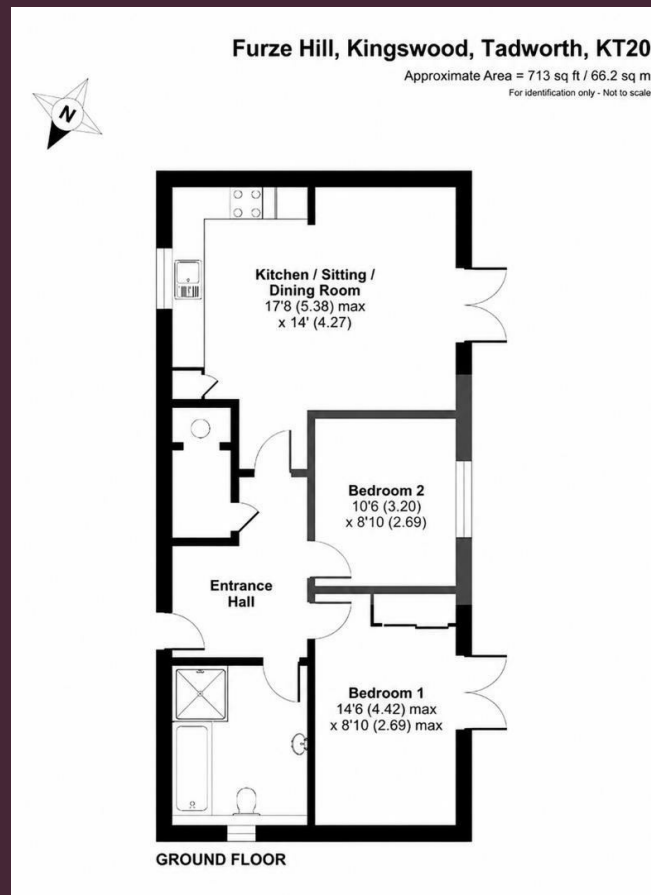
The property is in very close proximity to Kingswood Village, with a local pub, café, restaurants and a station. The A217 provides an arterial route to London and the M25 motorway at Reigate Hill (J8).

Nearby are plenty of green spaces for casual walks as well as Kingswood Golf & Country Club, which is ideal for golf enthusiasts or for socialising in the bar/restaurant.

Tenure - Leasehold
Length of lease (years remaining) - 86
Annual ground rent amount (£) - 390.00
Annual service charge amount (£) - 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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