

Furze Hill Court Kingswood, Surrey KT20 6EP

An opportunity to acquire GROUND FLOOR retirement apartment in this prestigious development of just eleven units for the over 55's. There is a LARGE PRIVATE TERRACE and communal gardens, lift access, allocated parking, all integral appliances, under floor heating and double glazing. The development is within easy reach of local shops and MAINLINE STATION. SOLE AGENTS. NO CHAIN

Asking Price £295,000 - Leasehold



COMMUNAL ENTRANCE DOOR

With entry phone system, giving access through to:

COMMUNAL FOYER

Well decorated with carpet, post boxes and Manager's office. Further door to the rear giving access through to covered passageway to:

PRIVATE FRONT DOOR

Giving access through to:

'L' SHAPED ENTRANCE HALL

5.18m x 2.54m (17'0 x 8'4)

Wall mounted video entry phone system. Heating control. Large storage cupboard housing insulated cylinder.

LOUNGE AREA

5.41m x 3.53m maximum (17'9 x 11'7 maximum)

Double opening french doors to the rear. Downlighters. Heating control. Coving. Opening through to:

FULLY FITTED KITCHEN

2.69m x 2.36m (8'10 x 7'9)

Well fitted with a modern range of wall and base units comprising of Corian work surfaces with an inset 1 1/2 bowl sink drainer with mixer tap. A comprehensive range of cupboards and drawers below the work surface with integrated appliances of dishwasher, washing machine, fridge and freezer. Fitted oven and grill. Microwave oven above. Surface mounted four ring electric hob with stainless steel splash back and chimney extractor above. A comprehensive range of eye level cupboards which benefit from underlighting. Ceiling mounted extractor. Downlighters. Coving. Windows to rear.

BEDROOM ONE

4.60m x 2.67m (15'1 x 8'9)

Double opening french doors to the rear providing access to the private patio. Wall mounted heating control.

BEDROOM TWO

4.01m x 2.51m (13'2 x 8'3)

Window to front. Wall mounted heating control.

GENEROUS BATHROOM

White suite. Panel bath with mixer tap. Low level WC with concealed cistern. Wash hand basin with mixer tap and vanity drawer below. Fully tiled walls. Obscured glazed window to the side. Fully enclosed shower cubicle. Wood effect flooring. Ceiling mounted extractor. Downlighters. Shaver point.

PRIVATE PATIO

10.36m x 3.96m (34'0 x 13'0)

Principally decked with a wooden balustrade. There is a gate with steps down to the remainder of the communal garden. Outside lighting and a small wooden garden shed.

LEASE

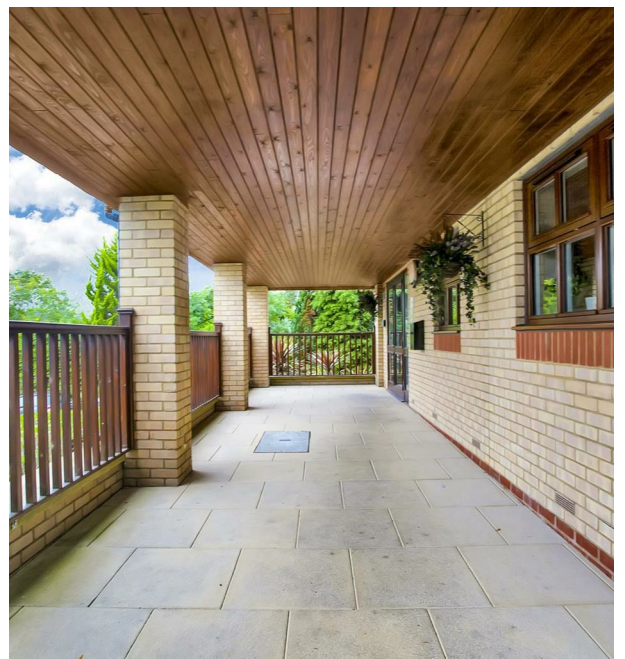
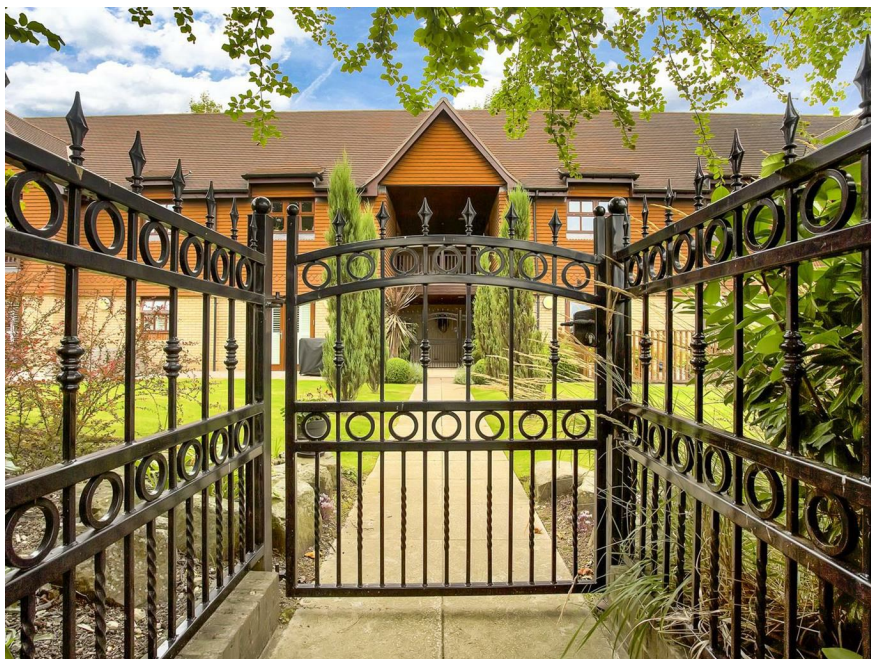
125 years from 2013

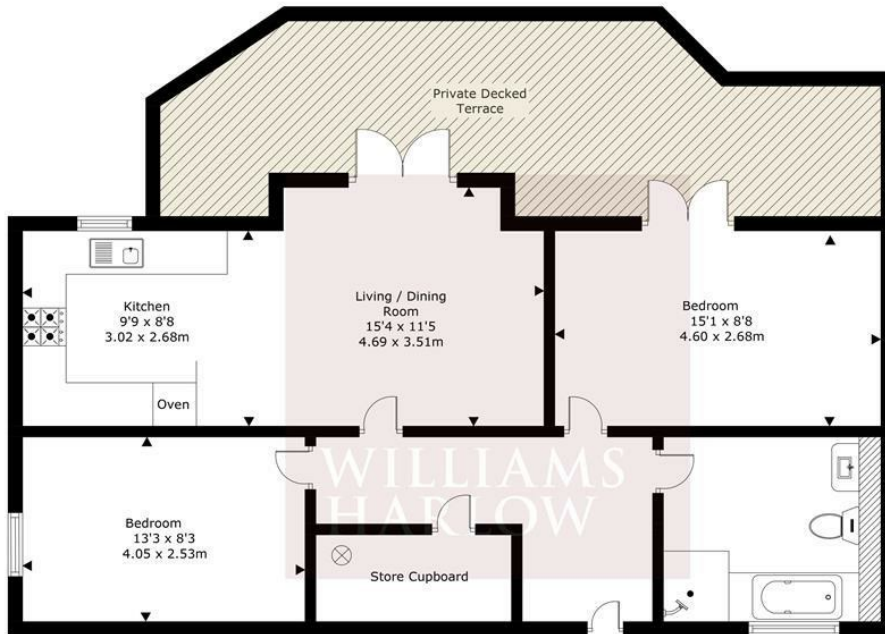
MAINTENANCE

Approximately £245.92 per month including buildings insurance.

GROUND RENT

Approximately £350 pa





GROUND FLOOR
APPROX. FLOOR
AREA 732.42 SQ.FT.
(68.17 SQ.M.)

TOTAL APPROX. FLOOR AREA 732.42 SQ.FT. (68.17 SQ.M.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst care is taken in the preparation of this plan, please check all dimensions, shapes before making decisions reliant upon them. KEY: C = CUPBOARD FW = FITTED WARDROBE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(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		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		