



A secluded location on the edge of Kingswood Village

exclusive to

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# Furze Hill Kingswood KT20 6EP

Kingswood Village and Station 200 yards  
London by rail 45 minutes  
Reigate 4 miles, Epsom 4 miles  
M25 at Junction 8 3 miles  
*All times and distances are approximate*

Just a minute's walk from the village, this bright first floor retirement apartment offers privacy and security. Approached through a communal hall with a lift service, the property features a spacious living room with integrated kitchen and a Juliet balcony with a South-West aspect.

- Communal Entrance Hall with Entryphone
- Stairs and Lift
- Entrance Hall with walk-in Store
- Living Room with Juliet Balcony
- Integrated Kitchen
- 2 Bedrooms Bathroom with Shower
- Designated Parking Space
- Communal Grounds

Price £300,000







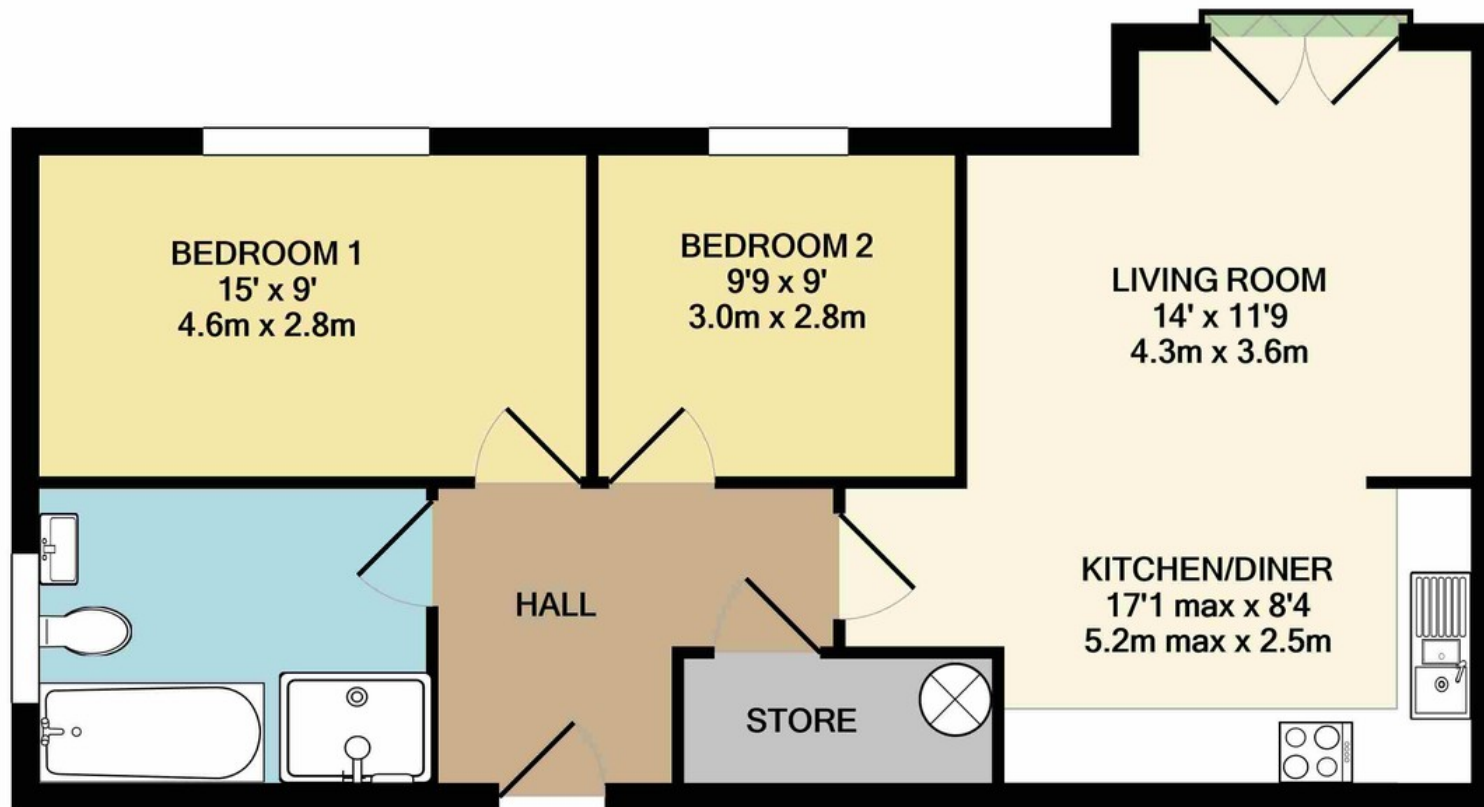
On the edge of the village, the property is within a short walk of local shops, the Waterhouse Cafe, restaurants and the Kingswood Arms pub. Nearby the station has commuter rail services to London Bridge and Victoria and within a few minutes drive, the M25 at Reigate Hill brings both Heathrow and Gatwick Airports within easy reach. Banstead Village, Epsom and Reigate all offer more extensive shopping and the area has a wealth of venues for sport, leisure and culture including Kingswood's own golf courses and tennis club.

One of a development built exclusively for the over-50's in 2017, this well presented first floor apartment enjoys sunny, South-West aspects to the bedroom windows and Juliet balcony in the living room. The development has an attractive and secure entry hall and there is also a communal garden, somewhere to sit and enjoy the peaceful location. Viewing recommended.

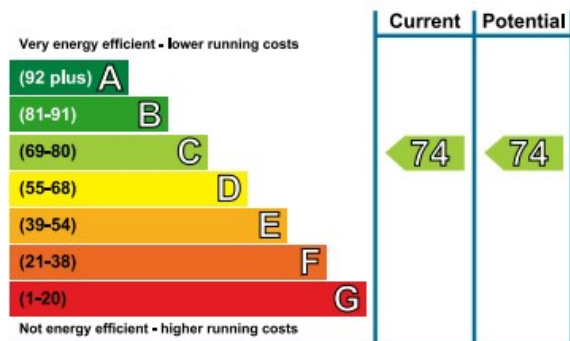


Gas-fired underfloor heating | Contemporary integrated Kitchen | large Bathroom with separate Shower | South-West aspects to both Bedrooms and Living Room | Double Glazing | Attractive Communal Hall and Shared Balcony | Communal Gardens of lawns and flower beds | Designated Parking space | Village location | No Onward Chain





TOTAL APPROX. FLOOR AREA 695 SQ.FT. (64.5 SQ.M.)  
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a viewing appointment

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