



Located in the heart of Kingswood village

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Waterhouse Lane
Kingswood
Surrey
KT20 6EB

Kingswood Village location
London by rail 45 minutes
Reigate 4 miles, Epsom 4 miles
M25 at Junction 8 3 mile

All times and distances are approximate

In the heart of the village, this first floor apartment has immediate access to local shops and amenities as well as being within a minutes' walk of Kingswood Station. The bright, double-aspect interior is well-appointed including a contemporary integrated kitchen and luxury tiled bathrooms.

- | Communal Hall with Video-entry
- | Stairs and Lift
- | Entrance Hall with large cupboard
- | Living Room
- | Integrated Kitchen
- | 2 Double Bedrooms
- | 2 Full Bathrooms, 1 Ensuite
- | Designated Gated Parking

Price £328,000





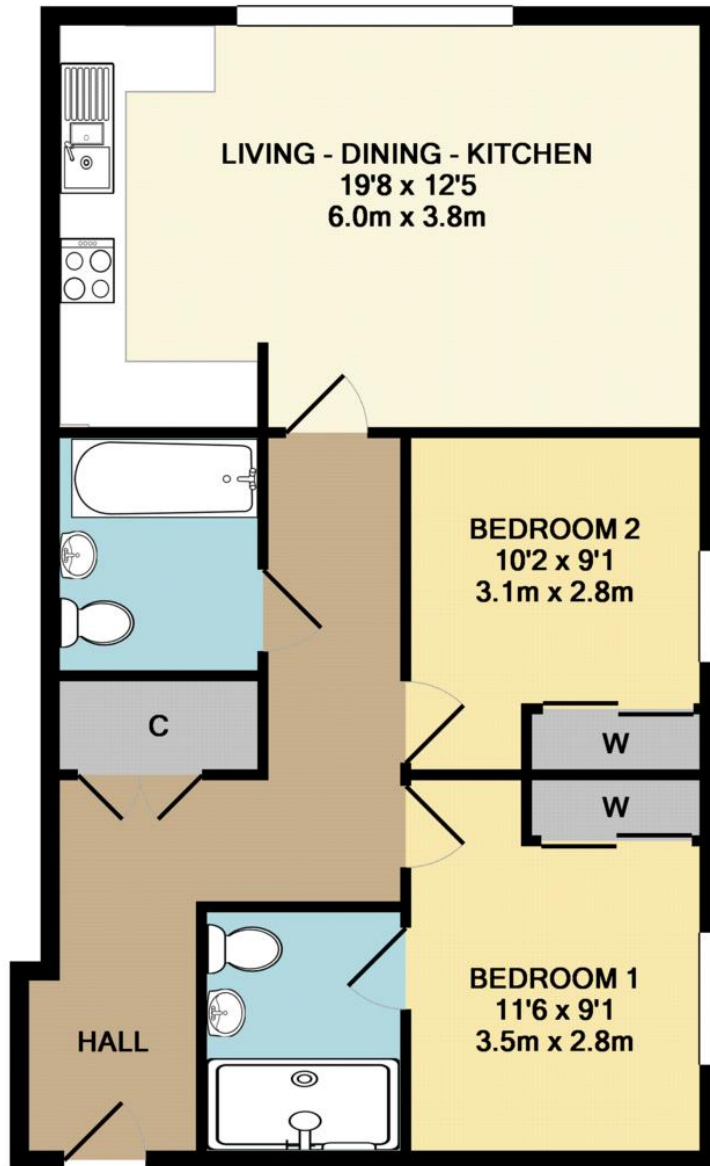
In the heart of the village, the property is just a few steps from local shops, the Waterhouse Cafe, restaurants and the Kingswood Arms pub. Nearby, the station has commuter rail services to London Bridge and Victoria and within a few minutes' drive is the M25 at Reigate Hill bringing both Heathrow and 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.



Part of a well-finished development built in 2014, this apartment has a quieter location at the rear with views across the parking area to the mature trees behind. There are two double bedrooms and two bathrooms in addition to a living room that is open plan leading to an integrated kitchen. Still under the build-warranty, the property is also ideal as an investment in a proven rental location. Having no onward chain, this property is a must-see.



Secure gated site with video entry | Lift Service to 1st and 2nd floors | Designated parking space and Visitors parking | Village location | Fully integrated Designer Kitchen | Fully tiled Bathrooms and Shower Room | Fitted carpets to hall, living room and bedrooms | Satellite/TV/FM to living room and main bedroom | Remainder of building warranty from BLP | No Onward Chain



Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA
676 SQ FT / 62.8 SQ M

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Viewing
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a viewing appointment

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