



FINE & COUNTRY
Kingswood

A9 Chesham Heights
St. Monica's Road, Kingswood, Surrey KT20 6DH

Property at a glance

- First Floor Apartment
- Double Bedroom
- Open-Plan Kitchen/Living Room
- Bath/Shower Room
- Underfloor Heating
- Fitted Wardrobes
- Allocated Parking Bay
- Close To Station & Shops
- Visitors' Parking
- Communal Gymnasium

Setting

This modern apartment is situated within the village of Kingswood which provides a comprehensive parade of local shops and restaurants.

Kingswood Station provides services into London of approximately 45 minutes. The M25 is accessed via Junction 8, 1.7 miles to the south providing connections to the wider motorway network, whilst for the frequent flyer both Gatwick and Heathrow airports are within reach.

For golfers, there are four world-renowned golf clubs, Kingswood Golf and Country club, Surrey Downs, Walton Heath and the RAC golf club all close by. Horse Riding schools and stabling can be found in Kingswood, Chipstead, Tadworth and Walton on the Hill.

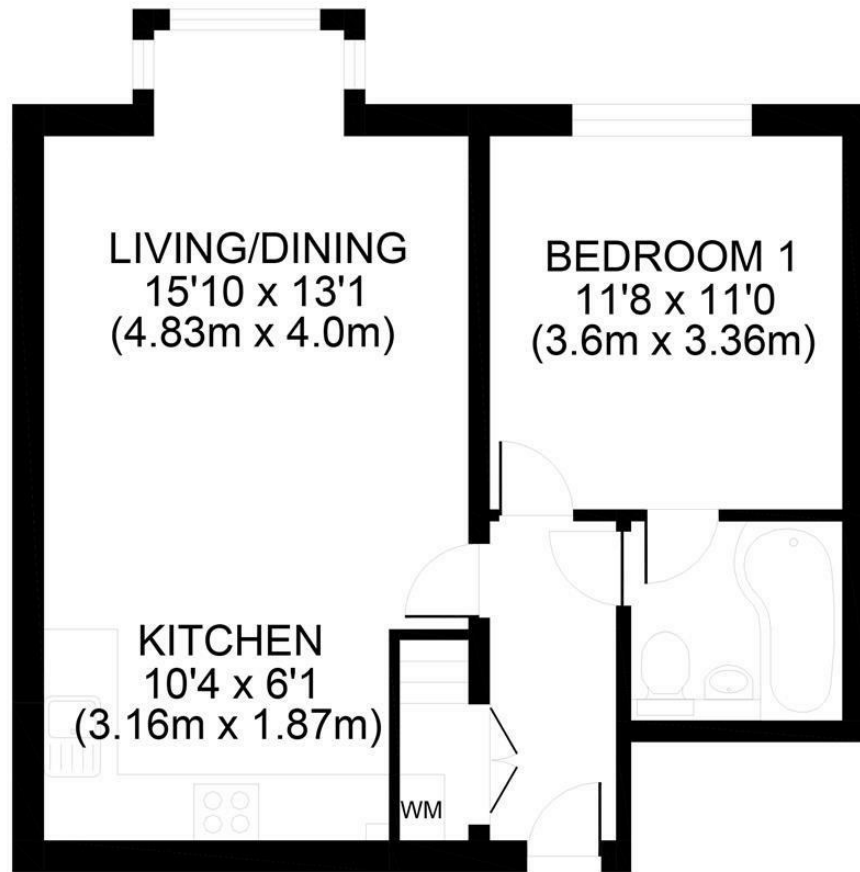
£285,000

A9 Chesham Heights

Located within walking distance of Kingswood Village and railway station is this luxury first floor one bedroom apartment, offered to the market with no ongoing chain. The apartment forms part of a popular gated development and offers a welcoming entrance hall with a large storage cupboard housing the washing machine and an i-pod dock system. Elsewhere there is a modern open-plan kitchen/dining room and living area, a double bedroom with fitted gloss white wardrobes and an en-suite bath/shower room which can also be accessed from the entrance hall.

Beautiful tiled floors flow throughout the apartment incorporating zoned underfloor heating. Outside of the apartment, the development is accessed by video entryphone whilst there is also a communal gymnasium, a lift, communal gardens, an allocated parking bay and visitors' parking.





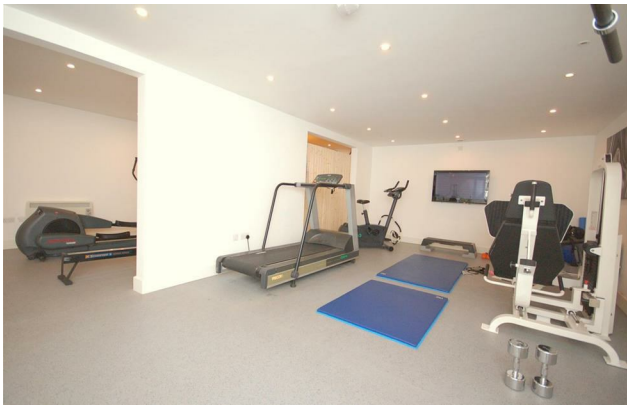
Gross Internal Area 527 sq ft 49 sq m

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

For a free valuation, contact the numbers listed on the brochure.

Viewings strictly via the vendors agents Fine & Country on 01737 361014.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(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	



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