



**FINE & COUNTRY**  
Kingswood

*8, Kingswood Grange*  
Babylon Lane, Lower Kingswood, Surrey KT20 6UY

## Property at a glance

- Ground Floor Apartment
- Two Double Bedrooms
- Private Terrace
- Two Luxury Bath/Shower Rooms
- Open-Plan Living/Dining Room
- Kitchen with Appliances
- Two Storage Cupboards
- Gated Residents' Parking
- Visitors' Bays
- No On-Going Chain

## Setting

The villages of Kingswood and Lower Kingswood offer a good range of local shops, restaurants and pubs. Locally there is a good choice of state and independent schools. Reigate and Kingswood stations are the nearest, offering regular services into London Bridge and Victoria.

The historic town of Reigate offers a comprehensive range of designer, chain and independently-owned shops and boutiques, including a central supermarket. There are plenty of good quality restaurants, social, educational and recreational amenities including a 9 hole golf course and many open walking and riding areas.

£389,950 Leasehold

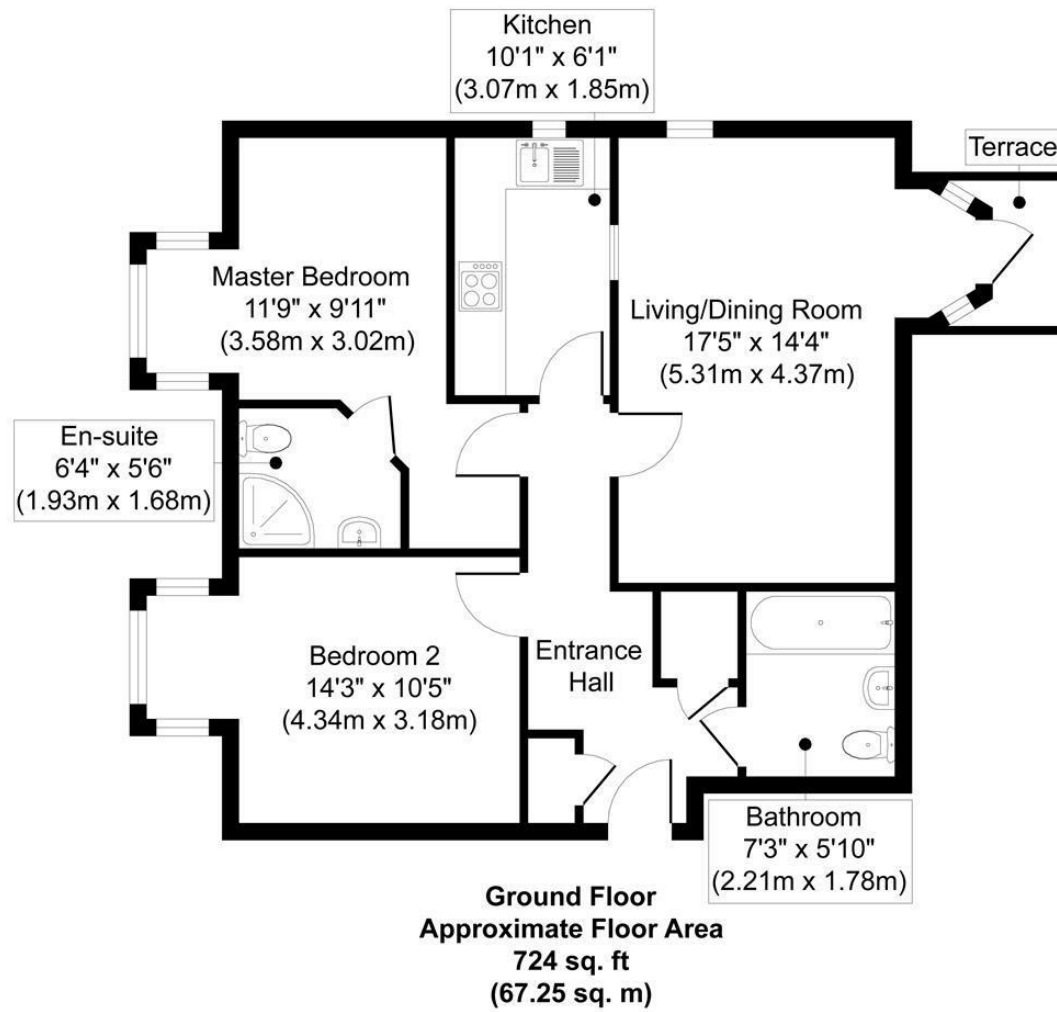
# 8, Kingswood Grange

This fabulous apartment is ideal for a professional couple or for someone requiring a lock up and go, providing easy access to the M25 and a short drive to railway stations in both Reigate and Tadworth.

The apartment is situated on the ground floor with its own patio area, two double bedrooms, a luxury en-suite shower room to the master bedroom, open-plan living/dining room with patio doors opening the private patio. Modern fitted kitchen with a feature window to the living/dining room; smart main bathroom and two storage cupboards to the entrance hall.

The communal grounds sit to the rear of the apartment; there is an allocated parking bay and plenty of visitors' parking spaces. An internal viewing is highly recommended. The apartment is offered to the market with no on-going chain.





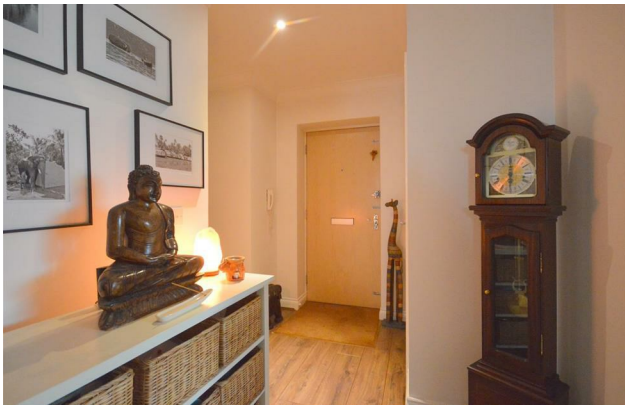
**Approx. Gross Internal Floor Area 724 sq. ft / 67.25 sq. m**

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			
(92-100) <b>A</b>			
(81-91) <b>B</b>		79	79
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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