

FINE & COUNTRY

# *4 Wellington Court*

Waterhouse Lane, Kingswood, Surrey KT20 6HU

# 4 Wellington Court

## Property at a glance

- Ground Floor Luxury Apartment
- Available Early December, Unfurnished
- Two Double Bedrooms
- Open-Plan Kitchen/Dining/Living Room
- Two Luxury Bath/Shower Rooms
- Utility Room & Cloakroom
- Underfloor Heating Throughout
- Private Terrace & Beautifully Landscaped Communal Grounds
- Private Basement Parking & Visitors Bay
- Beautifully Finished Communal Entrance & Hallway, With Lifts To All Floors

## Setting

This fabulous apartment is situated in the village of Kingswood which provides a comprehensive parade of local shops and restaurants, including a convenience store/post office, Londis, Coughlans Bakery, hairdressers, beauticians and The Kingswood Arms public house. Locally there is a wide choice of state and independent schools.

Kingswood Station is within easy walking distance and 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.

**£3,000 PCM**

AVAILABLE EARLY DECEMBER, UNFURNISHED. Located within walking distance of Kingswood village and railway station is this stunning two double bedroom ground floor apartment which forms part of the exclusive Wellington Court Development. The apartments have been built and finished to a high specification by Whiteoak who have an outstanding reputation for high end developments.

The property benefits from spacious accommodation laid out across one floor, the highlight of which must be the superb open-plan kitchen/dining/living room with a beautifully fitted kitchen, central island and access to a south facing terrace with views over the communal rear garden.

The apartment enjoys an immense feeling of space, both bedrooms are an impressive size with the master bedroom offering a large en-suite with a separate shower and bath. Bedroom two offers an en-suite shower room and a dressing room - both bathrooms are finished to an extremely high level and the apartment is efficiently heated by underfloor heating. Other benefits include a spacious entrance hall with two storage cupboards, a cloakroom, a utility room and beautiful Karndean flooring which continues into the living room and kitchen.

Outside there are beautifully maintained communal gardens and a large basement parking area providing one private parking space as well as visitors parking. To the lower floor is a private storage area for the apartment.

Please note: The kitchen photo is of apartment 7 and the bedroom photo is of apartment 9 and both photos have been virtually staged.

Deposit: £3,461.54 (5 Weeks)
Tenancy: 12 months





Approximate Area = 156.3 sq m / 1682 sq ft
Including Limited Use Area (1.2 sq m / 13 sq ft)



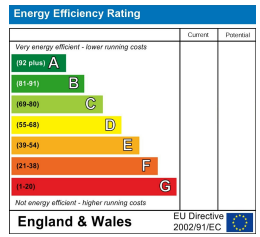

## Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 290774

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.**












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