



Furze Hill, Kingswood

The **PERSONAL** Agent

Offers In Excess Of £250,000 Leasehold

- Retirement Flat- Residents over 55
- Ground floor
- No onward chain
- Modern throughout
- Integrated appliances
- Private decking
- Secure communal area
- Private parking space
- Very close to Kingswood Village
- Short walk to Kingswood Station

Exclusively for the over 55s, this modern two-bedroom ground-floor apartment (710 sq ft) in Kingswood is offered with no onward chain. Built in 2014, the home features a light and welcoming layout, ideal for low-maintenance living.

The bright open-plan living/dining/kitchen area includes integrated appliances and a wine cooler, with patio doors opening directly onto a private decking area. There are two spacious double bedrooms, including a main bedroom with built-in wardrobes, alongside a newly decorated bathroom featuring both a separate bath and walk-in shower.

Ideally located just a short walk from Kingswood Station with direct trains to London Bridge in around 45 minutes. Local amenities, the Kingswood Arms, and world-class golf courses such as Kingswood Golf & Country Club and Walton Heath are all nearby.



As you enter the property you are greeted by a spacious entrance hall with access to all rooms as well as storage. To the rear of the property are two double bedrooms, one of which has built-in wardrobes. The main living space is an open plan kitchen/dining/living area with integrated appliances. The main bedroom and reception room both have doors leading to the private decking.

To the rear of the property is a private decking, as well as a communal garden. To the front of the property is a private parking space as well as a secure lobby.

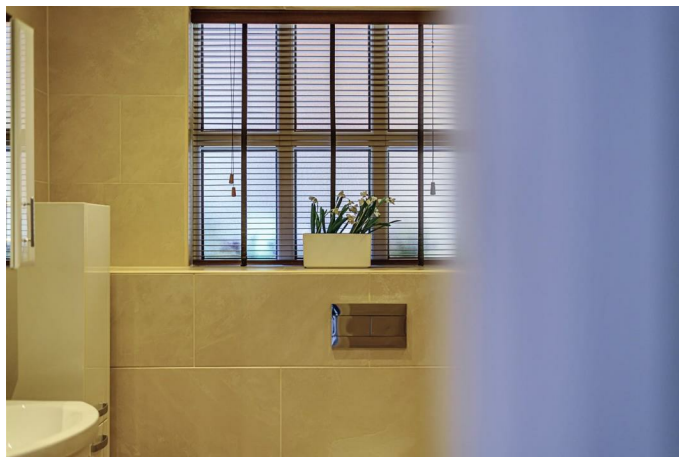
The property is in very close proximity to Kingswood Village, with a local pub, café, restaurants and a station. The A217 provides an arterial route to London and the M25 motorway at Reigate Hill (J8).

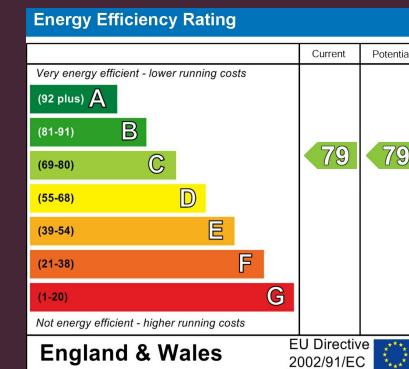
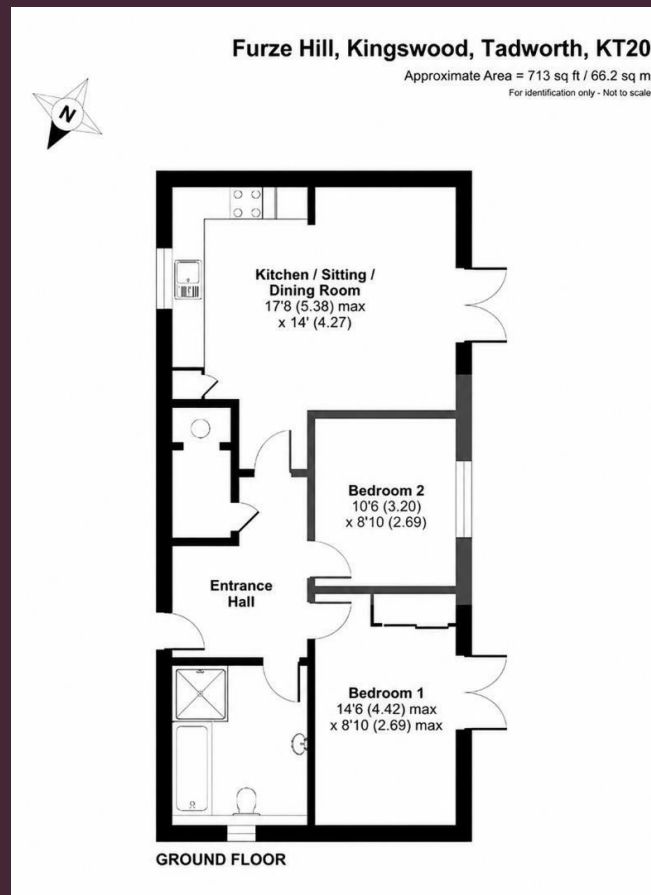
Nearby are plenty of green spaces for casual walks as well as

Kingswood Golf & Country Club, which is ideal for golf enthusiasts or for socialising in the bar/restaurant.

Tenure - Leasehold
Length of lease (years remaining) - 86
Annual ground rent amount (£) - 390.00
Annual service charge amount (£) - 3,000.00
Council tax band - E

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.





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Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.