



FINE & COUNTRY
Kingswood

A5 Chesham Heights
St. Monica's Road, Kingswood, Surrey KT20 6DH

Property at a glance

- Three Bedroom Gated Apartment
- Two Bath/Shower Rooms
- Living Room With Private Balcony
- Kitchen With Range Of Appliances
- Dining Room/Bedroom Three
- Underfloor Heating Throughout * Internal Speaker System
- Two Bedrooms With Fitted Wardrobes
- Communal Gymnasium
- Two Covered Parking Spaces
- Close To Station & Shops

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 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.

£1,650 pcm

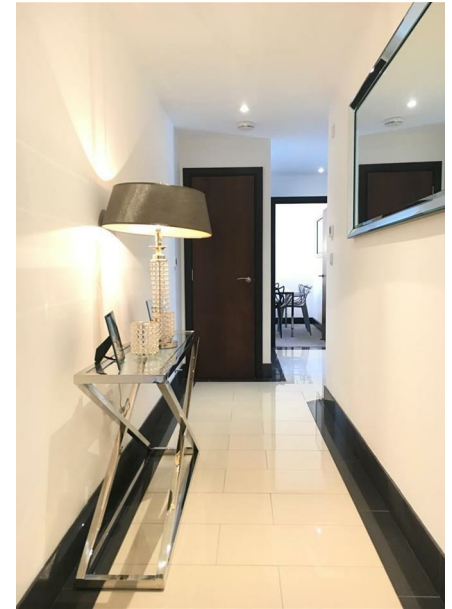
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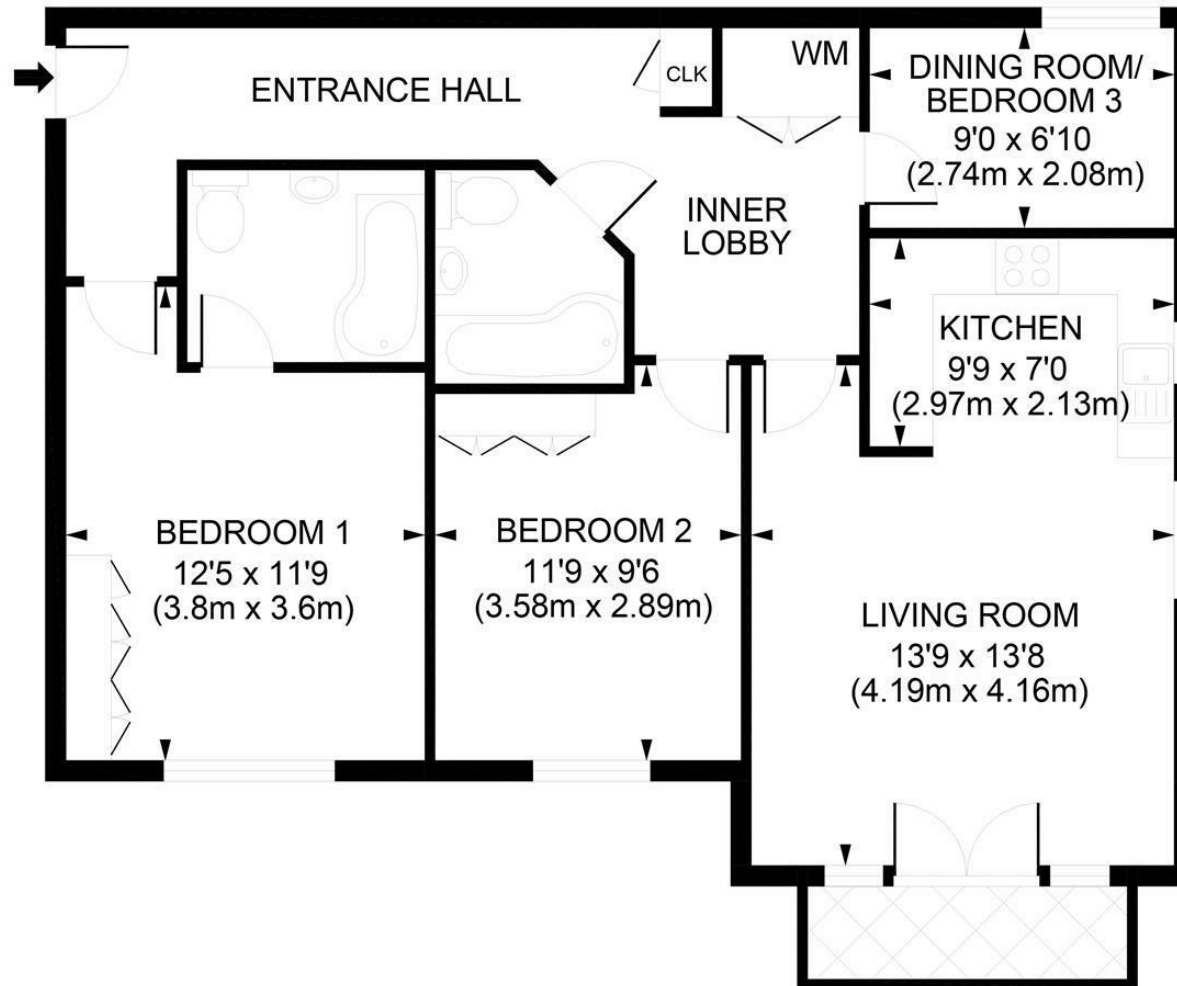
Available to let is this stunning first floor three bedroom apartment which is within walking distance of Kingswood village and railway station. The accommodation comprises of a spacious living room which is open-plan to the kitchen area with double doors to the balcony. There is also a large master bedroom with fitted wardrobes and a modern ensuite shower room, a second double bedroom with fitted wardrobes and bedroom three/dining room, a smart family bathroom; entrance hall and further inner lobby with a large storage cupboard.

Other benefits include underfloor heating, security entry phone system, two rooms with fitted wardrobes; use of a communal gymnasium, lift, two covered parking spaces with power and a communal garden. An internal viewing is highly recommended. Available now.

Terms: Tenancy term to be agreed between Landlord and Tenant. Rent payable monthly in advance. The tenant is responsible for the cost of all utility bills applicable to this property and council tax. A security deposit will be required in cleared funds prior to the start of the tenancy, which will be lodged with the Deposit Protection Service. Should a tenant need to be released early from the Tenancy this is subject to the Landlord being in agreement. Figures to be confirmed upon request. All other terms are subject to negotiation and agreement.

Deposit £1,903.84 (5 weeks)
Council Tax Band: E
Tenancy Term: 12 months





Gross Internal Area 917 sq ft / 85.6 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		
Very energy efficient - lower running costs	Current	Potential
(112 plus) A		
(81-111) B	85	87
(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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