



FINE & COUNTRY
Kingswood

B14 Chesham Heights
St. Monicas Road, Kingswood, Surrey KT20 6DF

Property at a glance

- Three Bedroom Apartment
- Two Modern Bath/Shower Rooms
- Open-Plan Kitchen/Living/Dining Room
- Two Covered Parking Spaces
- Fitted Wardrobes To Two Bedrooms
- Second Floor Apartment
- Communal Gymnasium
- Communal Garden
- Walking Distance To Railway Station & Village
- Available Mid April 2022

Setting

This spacious apartment is situated close to the village of Kingswood which provides a comprehensive parade of local shops and restaurants. Locally there is a wide choice of state and independent schools

In terms of transportation, 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.

£1,650 PCM

B14 Chesham Heights

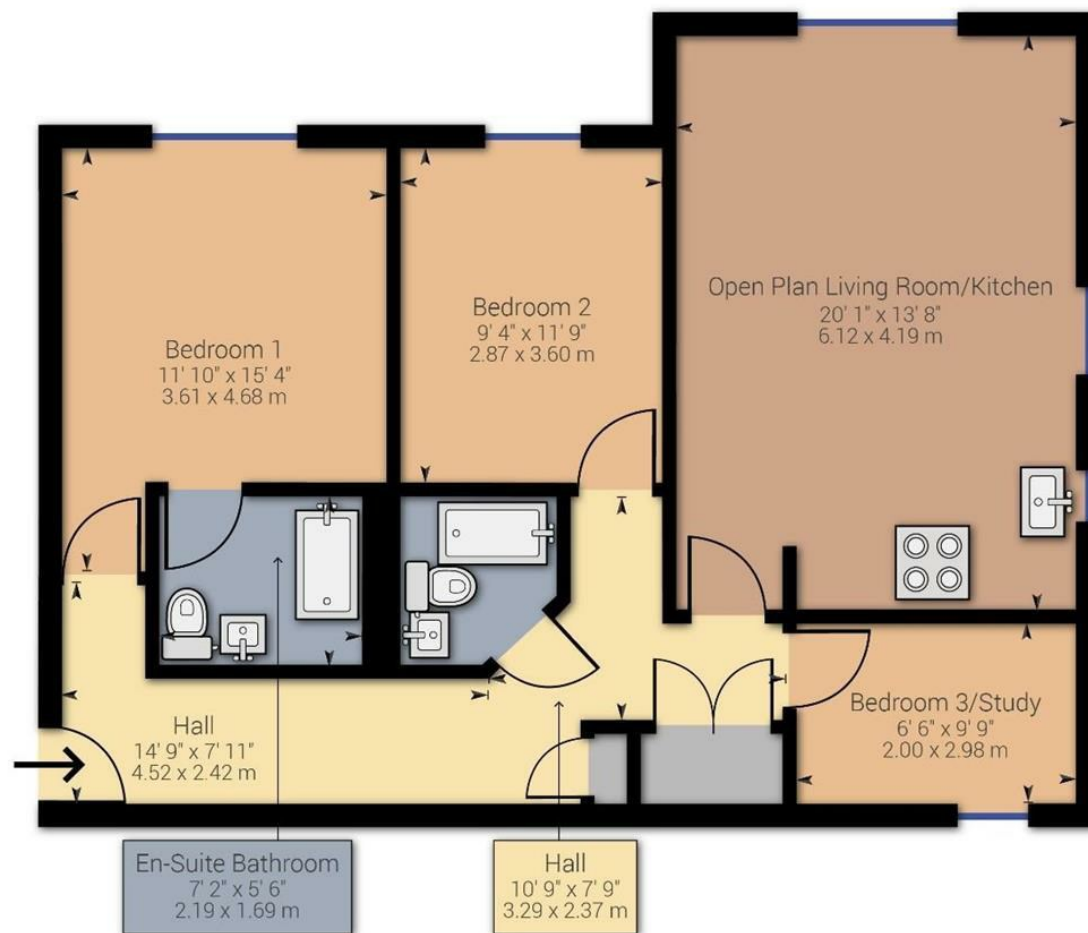
Chesham Heights is an extremely popular gated development set in the heart of Kingswood, completed to a very high standard in 2008. Every last detail in the design and build of these apartments has been carefully thought through to achieve a chic, luxurious and well-appointed finish in one of the most desirable areas of Surrey.

This three bedroom apartment is situated on the second floor to the rear of the development with two modern bath/shower rooms, an open plan kitchen/lounge/dining room and two allocated parking space. Within the block there is also a communal gymnasium and a lift to all floors. Underfloor heating is fitted throughout and internal fixtures include natural stone bathrooms, high gloss designer kitchen units and integrated appliances.

The apartment is within walking distance of Kingswood railway station and village shops and is available mid April 2022, unfurnished.

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 Tenant Deposit Scheme. 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.





Approximate net internal area: 858.05 ft² / 79.72 m²

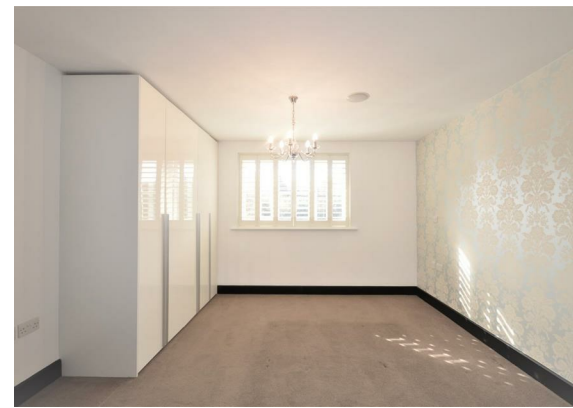
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant

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		
(112 plus) A		
(81-111) B	84	84
(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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