



FINE & COUNTRY
Kingswood

1 Pine Lodge
St. Monicas Road, Kingswood, Surrey KT20 6HA

Property at a glance

- Two Double Bedrooms
- Ground Floor Luxury Apartment
- Open-Plan Living/Dining/Kitchen
- Modern Bath/Shower Room
- Fitted Wardrobes To Both Bedrooms
- Gas Central Heating
- Communal Grounds
- Allocated Parking Bay
- Walking Distance To Railway Station & Village
- Available Now

Setting

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

In terms of transportation, 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.

£1,500 pcm

1 Pine Lodge

Rarely available is this fabulous two double bedroom ground floor apartment located within walking distance of Kingswood railway station and shops.

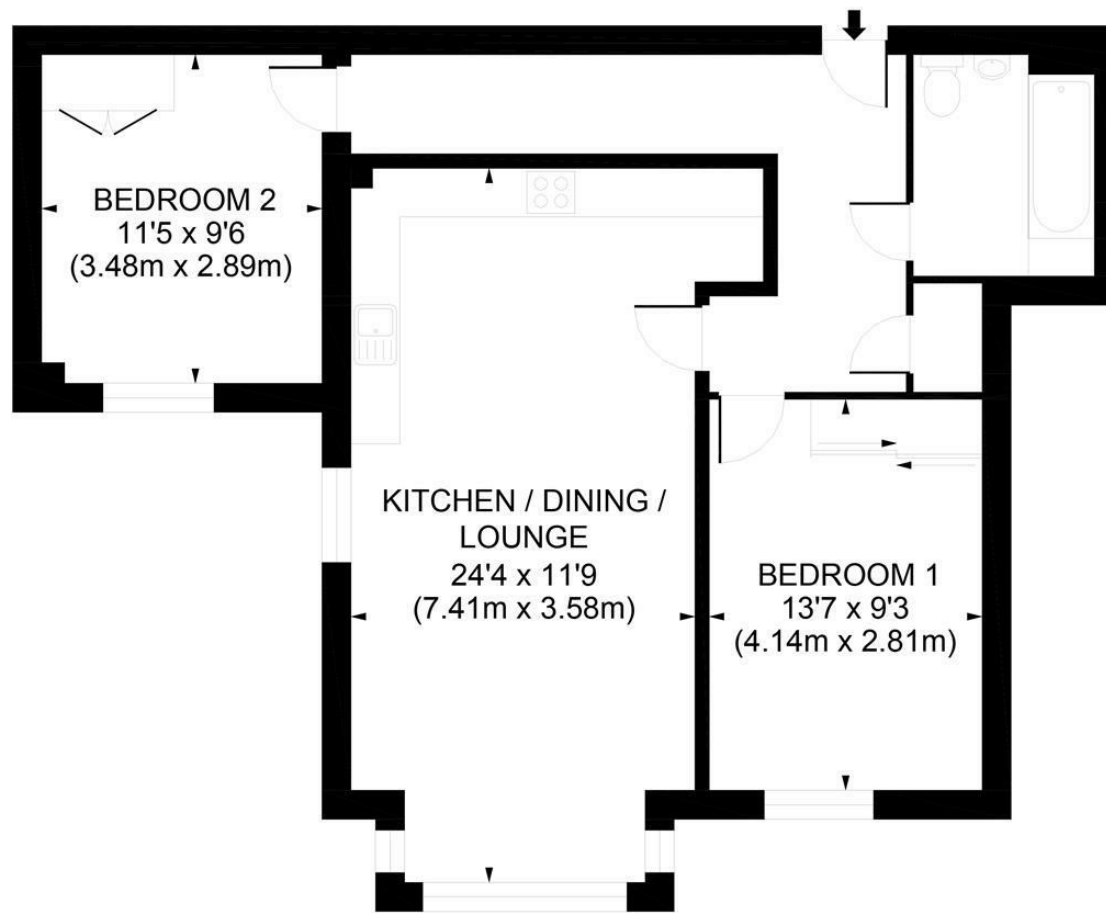
The modern accommodation comprises of a spacious entrance hall with a storage cupboard, a large open-plan living/dining/kitchen with a modern fitted kitchen and a range of integrated appliances. There are two double bedrooms both fitted double wardrobes and a luxury bath/shower room.

The apartment also benefits from high quality veneer effect internal doors, contemporary chrome door furniture, double glazed windows, security entryphone system, communal grounds and one allocated parking space.

An internal viewing is highly recommended to appreciate the size and quality of this apartment. 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.





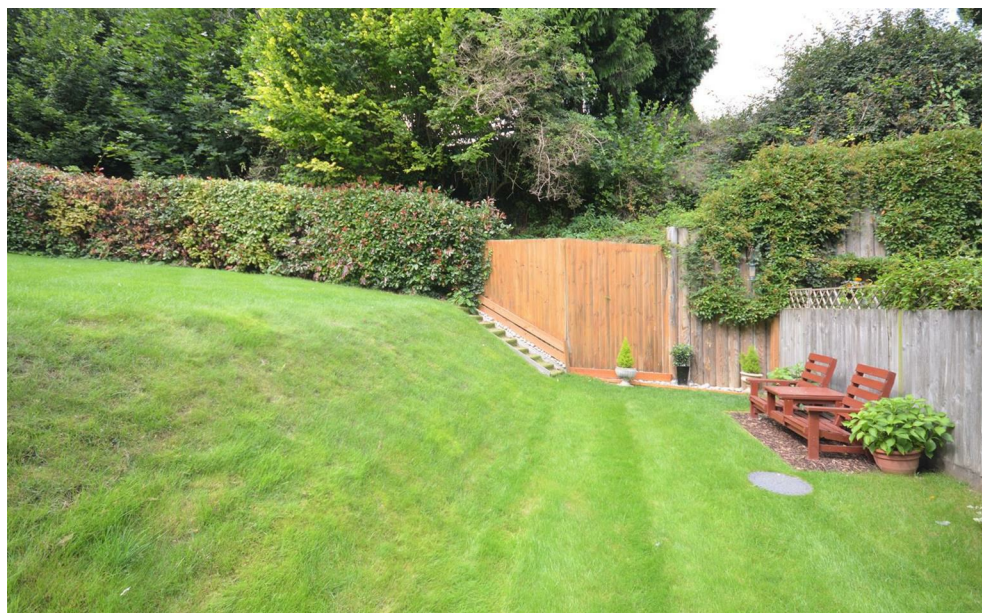
Gross Internal Area 716 sq ft/66 sq metres

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	86
(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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