



Country House apartment in an exclusive and idyllic location

exclusive to

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# Oakwood Hall Outwood Lane Eyhurst Park Kingswood KT20 6JP

Kingswood Village 1 mile London 17 miles  
Reigate 4 miles M25 (Junction 8) 3 miles  
London by rail 40 minutes  
*All times and distances are approximate*

Located in one of Kingswood's premier developments, this two bedroom second floor apartment offers privacy and security whilst retaining ease of access to local and communal amenities.

- | Communal Entrance
- | Central Entrance Hall
- | Kitchen
- | Sitting - Dining Room
- | 2 Bath/Shower Rooms, one of which en-suite
- | 2 Double Bedrooms
- | Private Terrace
- | Allocated and Garage Parking with Loft above Garage

Price £650,000







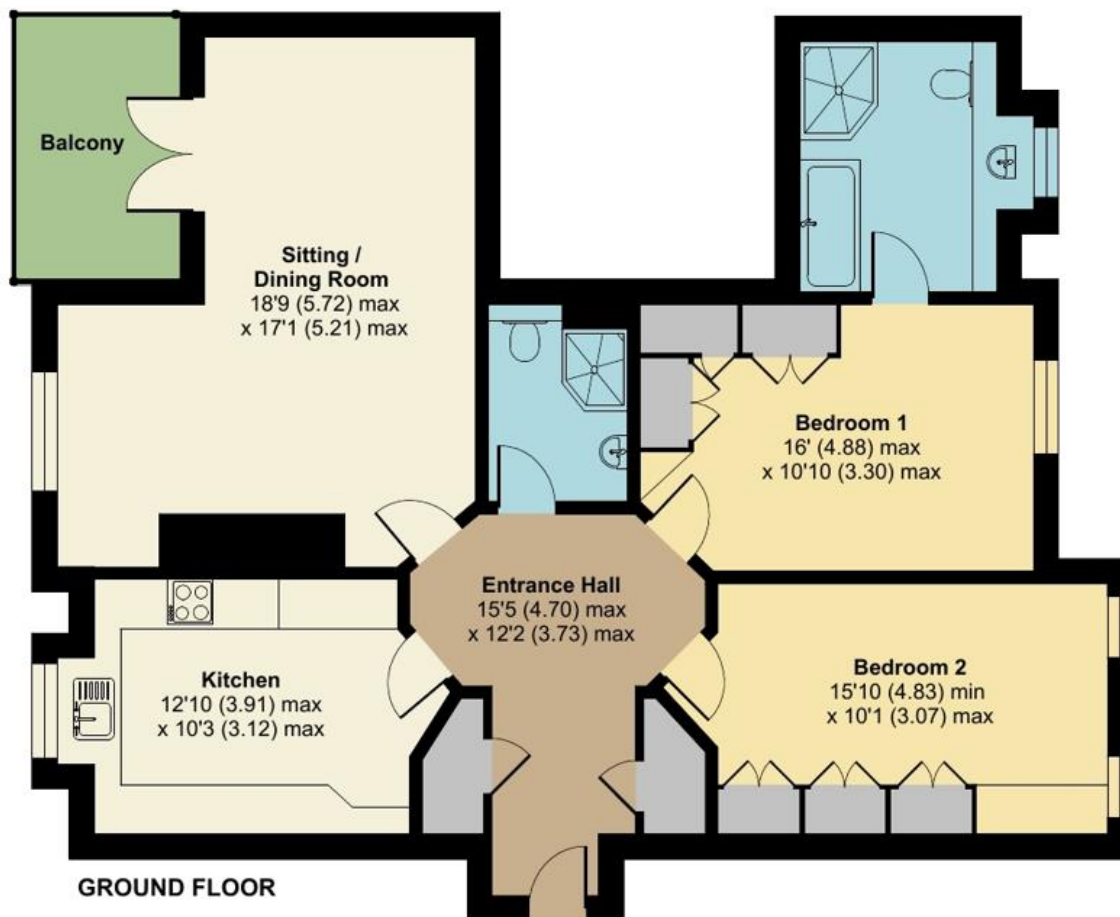
This two bedroom, second floor apartment is presented to the market in an ever popular Kingswood village location. The property can be accessed via lift or stairs with the accommodation coming off a central hall, the sitting-dining room enjoys an open view and opens to the private balcony. The well-fitted kitchen also benefits from the view to the rear of the block, to the front are the two double bedrooms, both with built-in storage. The principal bedroom has a well-appointed ensuite bathroom with a further shower room accessed from the hall. Externally, these apartments have the use of an allocated parking space and garage with storage above. The development has acres of communal grounds, a tennis court, gym facilities and visitors parking.



Approached over an impressive long driveway, Eyhurst Park is set between two golf courses and enjoys privacy in its own formal grounds and meadow. Kingswood Village is around a mile away with its local shopping, restaurants, café and Kingswood Arms pub and station with reliable services to London. The M25 motorway at Junction 8 is within some 10 minutes' drive enabling swift access to both Heathrow and Gatwick airports. This location is also convenient for open countryside walks, golf courses and numerous sporting and cultural venues including racing at Epsom, Sandown Park and Lingfield and theatre at Epsom, Redhill and Croydon.

Popular Eyhurst Park Location | Innate Privacy and Security | Two Double Bedrooms with built-in Storage | Communal Tennis Court and Gym Facilities | Private Terrace | Lift Access | Garage and Loft Storage | 25 Acres of Communal Grounds | Allocated and Visitors Parking | Exclusive, gated location





TOTAL FLOOR AREA

1,288 SQ FT / 119.6 SQ M

Score	Energy rating	Current	Pote
92+	A		
81-91	B		
69-80	C	74 C	80
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Share of Freehold

Years remaining on Lease: 975

Service Charge: £1,475 per quarter

Local Authority: Reigate and Banstead Borough Council

Council Tax Band: F

All mains services

To the best of our knowledge on production of this brochure

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