



Exclusivity defined in the heart of Kingswood

exclusive to

SAUNDERS

richardsaunders.co.uk

Wellington Court Waterhouse Lane Kingswood KT20 6HU

London 16 miles
Kingswood Village a few minutes
London by rail 40 minutes
M25 (Junction 8) 3 miles

All times and distances are approximate

A luxurious ground-floor apartment, one of just a few created by Whiteoak Developments Ltd. Beautifully appointed throughout, the property features a stylish and spacious open-planned kitchen - dining - sitting room with direct access to a private patio and a secure underground garage with allocated parking and store, all set in private grounds.

- | Communal Hall
- | Entrance Hall
- | Cloakroom
- | Sitting – Kitchen - Dining Room
- | Bedroom with Dressing Room and Luxury Shower Room
- | Principal Bedroom With Fitted Wardrobes
- | Private Patio Terrace
- | Underground Garage with allocated Space
- | Gated Communal Gardens

Price £899,000





On the edge of Kingswood Village, the property enjoys natural privacy and seclusion, set back from the lane with remote-controlled automatic gates. Within walking distance, the village offers commuter rail services to London, local shopping, the Waterhouse Cafe and the Kingswood Arms gastro-pub. For more diverse shopping and supermarkets, Reigate, Epsom and Banstead Village are all within a few minutes' drive and the nearby A217 provides an arterial route to London. Nearby, the M25 motorway at Reigate Hill (J8) gives swift access to Heathrow and Gatwick Airports as well as the coastal ports. Some of Surrey's finest schools are available locally including Epsom College, Reigate Grammar, City of London Freemans, Dunnotar, Chinthurst and Banstead Prep. Some schools run a private bus service from the area. High on the Surrey Hills, the area has venues for almost every conceivable sport, leisure and cultural pursuit including Kingswood's two golf clubs and tennis club, the RAC Woodcote Park Golf and Country Club, Epsom Racecourse as well as abundant open countryside for walking, cycling and horse-riding and many pubs, restaurants, local theatre and cinema.



Sophisticated and secure, this apartment is approached through a stylish communal hall with lift and stairs. The interior boasts many 'Whiteoaks' luxuries throughout and there is a wealth of storage and wardrobes. The accommodation is spacious, naturally illuminated including a contemporary fitted kitchen with integrated appliances, opening into a generous sitting room with direct access to a private patio area enjoying views over the communal gardens where you can sit with guests and enjoy the tranquillity. There is a private underground parking space and visitor parking in addition to private storage. Available with no onward chain.



Entrance Hallway with Cloakroom And Built-In Storage | Contemporary fitted Kitchen with granite work surfaces And Integrated Siemens Appliances | Underfloor Heating Throughout | Bedroom with Dressing Room and Contemporary Shower room | Secure Underground Garage With Allocated Parking Space And Storage | South-Facing Private Terrace | Lovely, Landscaped Gardens With Several Areas To Sit | No Onward Chain

Leasehold
 Years on Lease: 249 years remaining
 Service Charge: approx. £1,965 pa
 Ground Rent: Miniscule
 Local Authority: Reigate and Banstead Borough Council
 Council Tax Band: E
 All Mains services
 To the best of our knowledge on production of this brochure



TOTAL FLOOR AREA

1,605 SQ FT / 149.1 SQ M



discover more at richardsaunders.co.uk



IMPORTANT NOTICE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Viewing
 Please call us to arrange
 a viewing appointment

1 Waterhouse Lane
 Kingswood
 01737 360000

2 High Street
 Banstead
 01737 363333

Residential Lettings
 All Areas
 01737 370700

SAUNDERS
richardsaunders.co.uk