



Stunning ground floor apartment with access to excellent leisure amenities

exclusive to

SAUNDERS

richardsaunders.co.uk

The Green Upper Lodge Way Netherne On The Hill CR5 1LX

M25 (3.2 miles)

Coulsdon South Station (2.8miles)

A23 (1.0 miles)

All times and distances are approximate

This exceptional ground-floor apartment boasts a desirable west-facing aspect, offering stunning views over the surrounding parkland. Elegantly designed and meticulously maintained, the property is in impeccable condition throughout. Additional benefits include two private covered parking spaces and the convenience of being offered with no onward chain

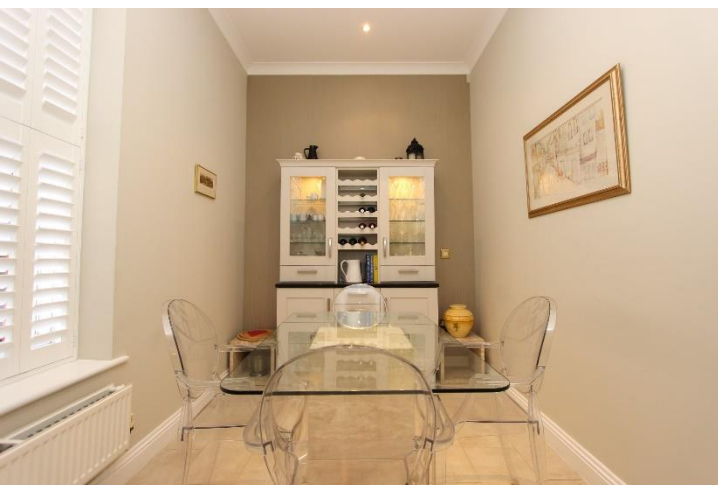
- | Hallway
- | Kitchen - Diner
- | Reception room
- | Three bedrooms
- | Two en-suite shower rooms
- | Family bathroom
- | Storage
- | Allocated covered parking
- | Leisure facilities

Offers in Excess of £575,000



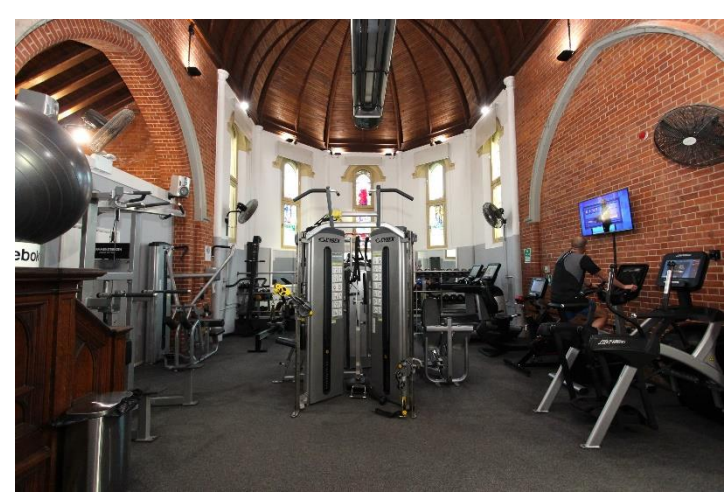


Situated in the heart of the exclusive Netherne on the Hill private village, this outstanding ground-floor apartment offers breathtaking views across the Green. The property includes three generously sized bedrooms and three shower-bathrooms, two of which are en-suites, alongside a stylish family bathroom complete with a separate shower. The 21'9" sitting room is flooded with natural light, thanks to its dual-aspect bay windows and tall ceilings, creating an inviting and airy atmosphere. The contemporary kitchen is thoughtfully designed, featuring integrated appliances and a dedicated dining area, perfect for gatherings or everyday use. Boasting a long lease and shared ownership of the freehold, the apartment also offers an array of premium leisure amenities, including an indoor swimming pool, a gym, tennis courts, a cricket pitch, and a village shop, all covered by the annual service charges.



Located within the sought-after Netherne-on-the-Hill development, this property is part of one of the original buildings and enjoys a prime position on a peaceful no-through road. The nearby A23 offers convenient links to Purley and Croydon, as well as easy access to the M25 at Junction 7 (Merstham). Residents of this exclusive village benefit from a range of amenities, including a local shop, an indoor swimming pool, and various sports facilities, all enhancing the appeal of this unique community.

Impressive dual aspect reception room with high, decorated ceilings and cornices | Bespoke fitted kitchen with granite surfaces and counter | Three double bedrooms, two of which enjoy luxurious en-suite shower rooms | Two covered allocated parking spaces | Excellent amenities with access to an indoor swimming pool and gym | Every room is bathed in natural light | Nestled within 180 acres of greenbelt countryside | Well-maintained communal park grounds | No onward chain





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA

1,248 SQ FT / 116.0 SQ M

Tenure: Share of freehold
 Local Authority: Reigate & Banstead Council
 Council Tax Band: F
 Service charge: £2,566 per year
 Lease: 978
 Full Fibre Broadband to property available
 All mains services
 To the best of our knowledge on production of this brochure

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

