



Luxurious apartment, minutes from the village

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Tudor Lodge
St. Monicas Road
Kingswood
KT20 6EX

Kingswood Village a 5 minute walk
London by rail 40 minutes
M25 (Junction 8) 3 miles
All times and distances are approximate

A superior 2 bedroom first floor apartment with lift service. The apartment has generous room sizes and a high quality interior in this select gated development within a short walk of the village and station.

- Communal Hall
- Entrance Hall
- Sitting-Dining Room
- Kitchen
- Utility Room
- Bedroom 1 with en suite Shower Room
- Bedroom 2
- Guest Bathroom
- Garage
- Visitors Parking
- Communal Grounds

Price £489,950





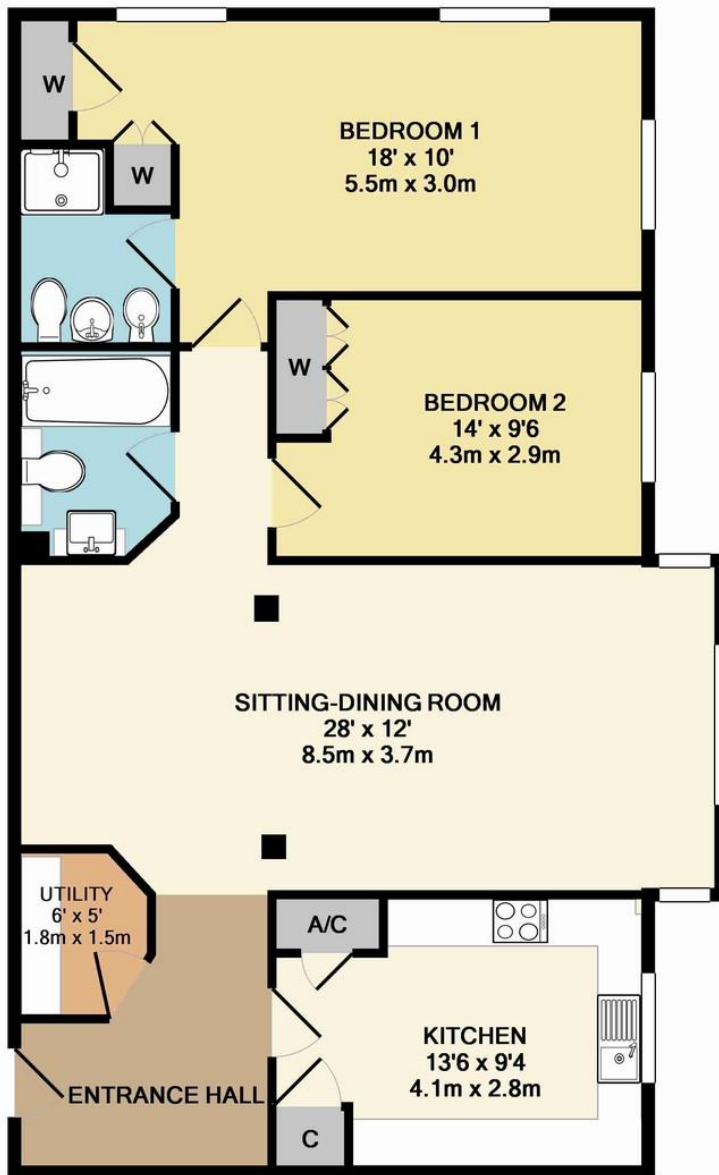
This first floor two bedroom apartment in this attractive building was built by Whiteoak in 1996 to their superior specification. This apartment is beautifully-appointed and presented in immaculate condition. The interior boasts many luxuries including a contemporary kitchen - breakfast room and a wealth of storage, benefitting from fitted wardrobes in both bedrooms. There is a private allocated parking space, a garage and the communal gardens to the front and rear are landscaped and gated. An internal viewing is highly recommended



A secure and private Kingswood location just a few minutes from the village. This location gives easy access to village shops, the Kingswood Arms pub, restaurants and rail services to London from the station. The M25 at Junction 8 (Reigate Hill) is within some 15 minutes' drive, providing fast access to both Gatwick and Heathrow airports and the south coast.

Expansive triple aspect sitting room with dining Area | Luxurious fitted Kitchen with built-in appliances and granite work surfaces | 2 double bedrooms | Well-presented en suite shower room and bathroom | Beautifully presented throughout | Gas central heating and Double Glazing | Lift Service | Well-maintained Communal Gardens | Secure Gated Development | Share of Freehold





TOTAL APPROX. FLOOR AREA 978 SQ.FT. (90.8 SQ.M.)
Made with Metropix ©2015

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Share of Freehold
 Service Charge - £3,000 pa
 Local Authority: Reigate and Banstead Borough Council
 Council Tax Band: F
 All mains services
 FFTP Broadband
 To the best of our knowledge on production of this brochure

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Viewing
Please call us to arrange
a viewing appointment

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