



Stunning ground floor apartment with access to excellent leisure amenities

exclusive to

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# 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

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

Price £600,000



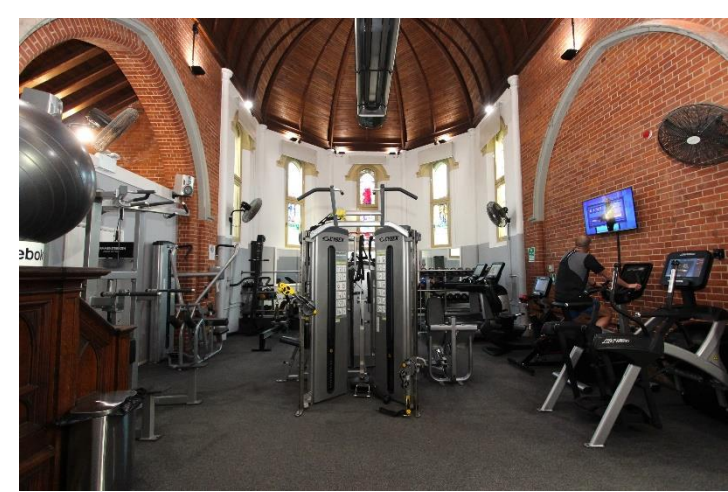


Situated in the heart of the exclusive Netherne on the Hill private village, this outstanding ground-floor apartment offers breathtaking views across the Green. The property includes three generously sized bedrooms and three shower-bathrooms, two of which are en-suites, alongside a stylish family bathroom 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

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