



Outstanding penthouse apartment with private lift access and two roof terraces

exclusive to

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Tudor Lodge
St Monica's Road
Kingswood
KT20 6EX

London 17 miles
Kingswood Village and Station 2 minutes' walk
London by rail 40 minutes
M25 (Junction 8) 3 miles

This magnificent penthouse apartment is one of Kingswood's most exclusive properties and is located just a few minutes from the village and station.

Over 2,500 sq ft of well-designed accommodation with full ceiling heights, private lift access and two courtyard roof terraces. Available with no onward chain.

Guide Price £850,000

View by appointment please, exclusively through Richard Saunders and Company 01737 360000

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- Communal Hall with Entry phone entry
- Reception Hall
- Stairs and Lift direct to the Penthouse
- Cloakroom
- Sitting - Dining Room with French doors to a Courtyard Roof Terrace
- Fitted Study
- Kitchen - Breakfast Room
- Utility Room
- Principal Bedroom Suite with private Courtyard Roof Terrace, Dressing area and ensuite Bathroom
- Second Bedroom with ensuite Shower Room
- Third Bedroom with ensuite Shower Room
- Two Garages (one with slightly restricted access)
- Designated Parking Space
- Gated Communal Grounds

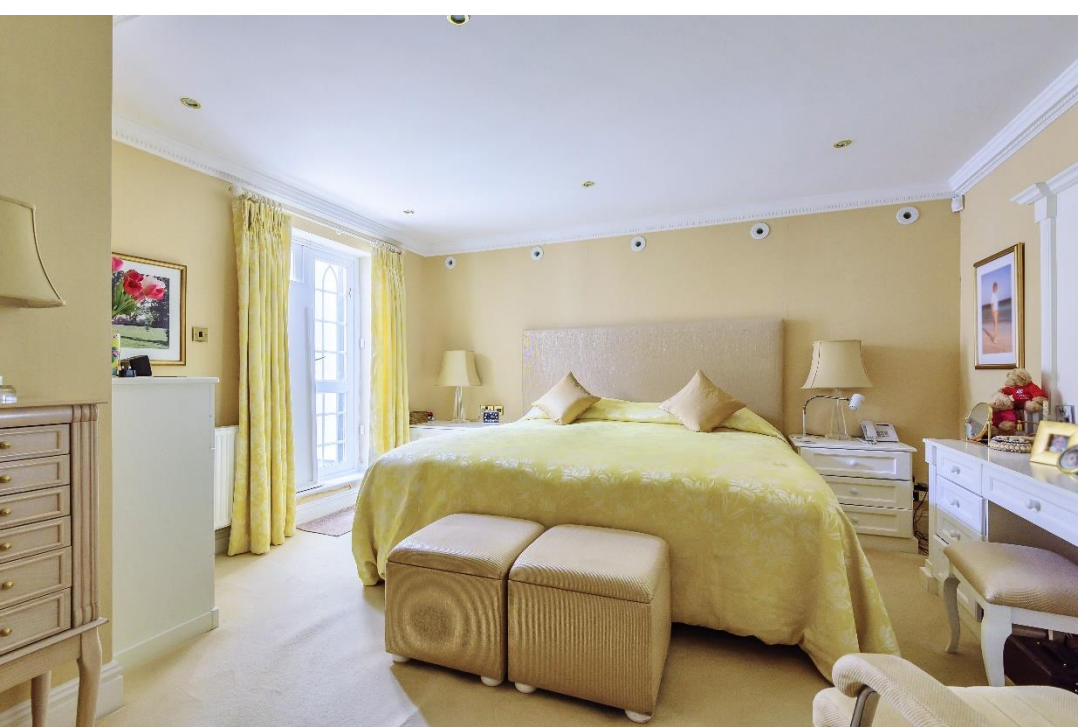


When you take the lift with exclusive, key-operated access direct into the private reception hall, you know you've arrived at one of the area's most prestigious penthouse apartments.

All on one level, the property spans the entire second (top) floor of this apartment block in a high-quality development built by Whiteoak in 1997. The spacious and well-designed living space includes a courtyard roof terrace, ideal for entertaining and sure to impress. The kitchen is also ideal for informal dining and there is also a fitted study.

There are three double bedrooms, each with fitted wardrobes and ensuites and the principal suite even has its own courtyard roof terrace. The apartment has some great storage too.

Two full-size garages are included, although one has a slightly restricted access, and there is also a designated parking space. The development has landscaped communal grounds.



Ideally situated, this property has a secure and private location in a gated residence whilst being just a few minutes' walk from Kingswood Village and the station.

The village offers local shopping, restaurants, the Waterhouse café and the Kingswood Arms gastro-pub. For more diverse shopping and supermarkets and where you'll find cinema, theatre and a wider choice of restaurants and facilities, Reigate, Epsom and Banstead Village are all within a few minutes' drive.

The station has services to London Bridge and Victoria and nearby, the A217 will take you directly to central London as well as to the M25 motorway at Reigate Hill (J8), giving swift access to Heathrow and Gatwick Airports in some 45 and 25 minutes respectively.

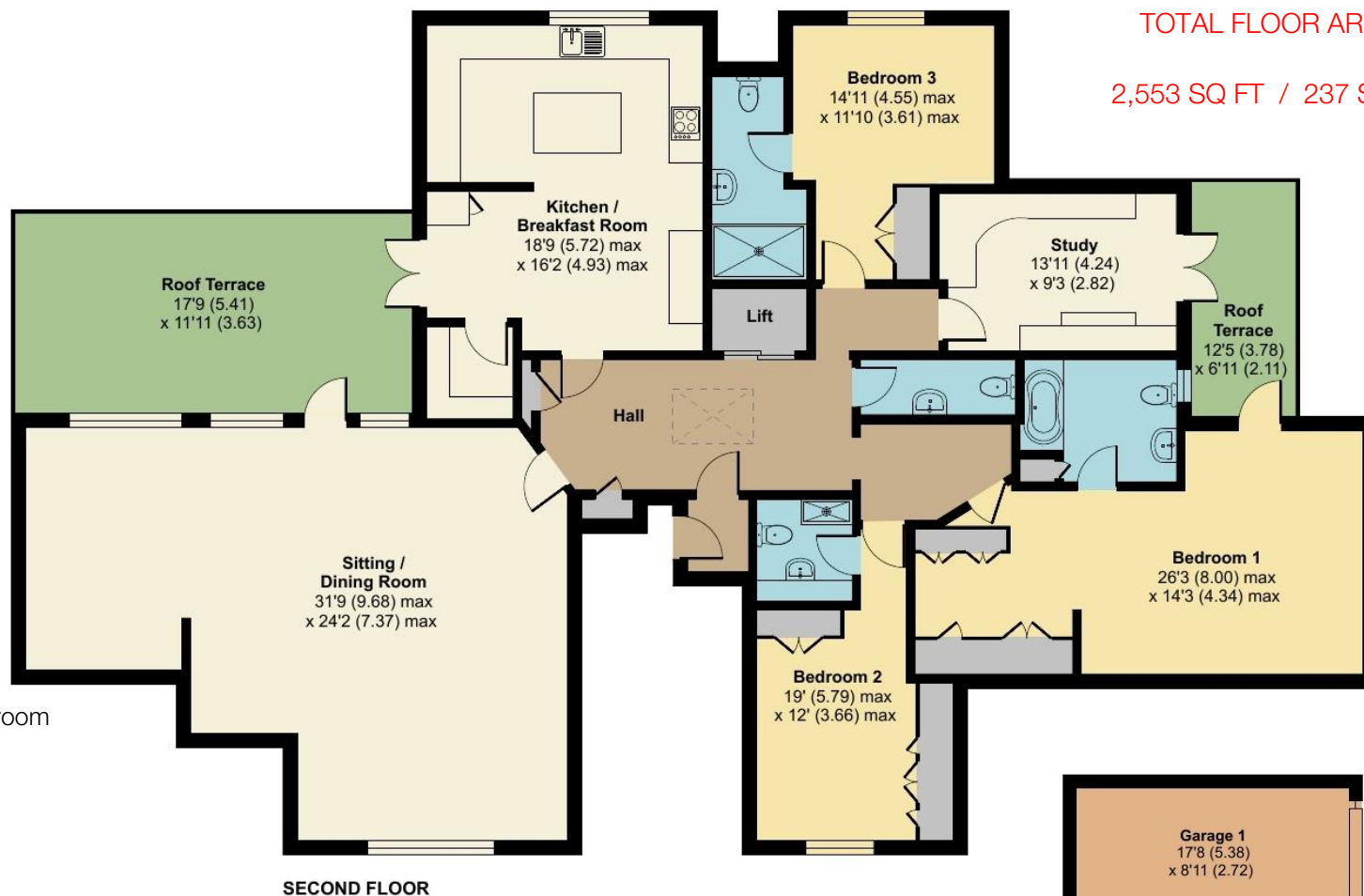
Kingswood is encompassed by beautiful North Downs countryside for walks, cycling and riding and almost every conceivable sport, leisure and cultural pursuit is catered for nearby including Kingswood's two golf clubs and tennis club. Just outside Kingswood but still nearby, you'll find Epsom Racecourse, Walton Heath golf club and the RAC Woodcote Park golf and country club.



Tenure: Leasehold 101 years and share of Freehold
 No Ground Rent
 Service Charge: £6,949.80
 Local Authority: Reigate and Banstead Borough Council
 Council Tax Band: G
 All mains services
 To the best of our knowledge on production of this brochure

TOTAL FLOOR AREA

2,553 SQ FT / 237 SQ M



The many features of this fine home include:

- Spacious design of over 2,500 sq ft
- Two private courtyard roof terraces
- Magnificent sitting – dining room
- Spacious kitchen – breakfast room, separate utility room
- Three double bedroom suites
- Fitted study or fourth bedroom
- Direct lift service into the reception hall
- Built-in wardrobes to all bedrooms, wealth of storage
- Two garages plus a designated parking space
- Gated communal grounds
- Gas central heating and pressurised hot water system
- Long Leasehold and share of Freehold
- Sought-after village location

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

