

Kennedys'

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Flat 13, Tudor Lodge, St.
Monicas Road
Kingswood
KT20 6EX

This exceptionally stylish and spacious two-bedroom, two-bathroom apartment is located within a beautiful gated development, featuring communal gardens, a garage, allocated parking, and convenient access to the village and surrounding areas.

£499,950



2



1



2



2

- Two bedroom and two bathroom stylish apartment
- Modern Open Plan Layout
- Secure Gated Development
- Communal Gardens

- First Floor Apartment
- High Spec Fully Fitted Kitchen
- Garage and Allocated Parking
- NOONWARD CHAIN





PROPERTY DESCRIPTION

If you're searching for a sophisticated 2 bedroom apartment that has been tastefully remodelled and refurbished to a high standard in recent years, this could be just what you're looking for. Offering a sense of open plan living, this spacious first floor apartment has a contemporary feel to every element, from the wood flooring in all the main rooms, to the downlighters, crisp decoration, fitted wardrobes in both bedrooms and of course the high quality fully fitted kitchen and recently refurbished luxury bathrooms, all of which is waiting for its new owner, with no onward chain.

Perfectly positioned, the apartment enjoys a secure and private setting within a gated community, just 0.2 miles from Kingswood Village and its train station. St Monica's Road is approximately 300 yards from the village centre and station, offering regular commuter services to London Bridge and Victoria in just 40 minutes. The M25 motorway is easily accessible at Reigate Hill (Junction 8), providing fast routes to both Gatwick (approx. 20 minutes) and Heathrow (approx. 45 minutes) airports.

Kingswood Village itself offers a charming selection of local shops including a mini-supermarket, beauty salon, newsagent, Indian restaurant, and a men's barbershop. The popular Kingswood Arms pub adds to the community feel. Nearby, the bustling high streets of Banstead Village, Epsom, and Reigate are all within a short drive.





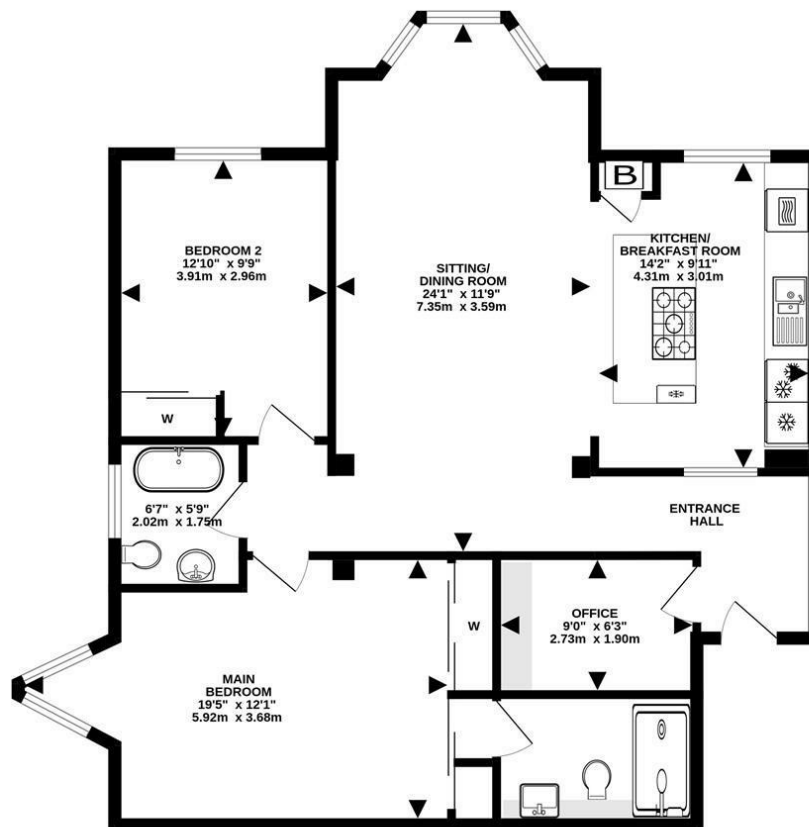




PROPERTY DESCRIPTION

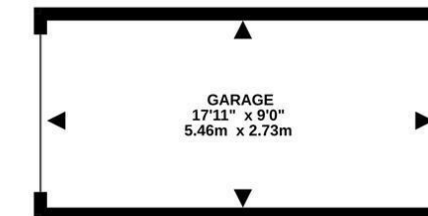
This part of the Surrey Downs boasts excellent schooling options and a wide range of cultural amenities including theatres, cinemas, fine restaurants, and country pubs. For sports enthusiasts, Kingswood offers a tennis club and two golf courses, with further prestigious venues such as Walton Heath and the RAC Golf and Country Club nearby. Epsom Downs, home to the world-famous Derby, is just a few miles away.

For more information or to arrange a private viewing, please contact Peter Kennedy or a member of our sales team on 01737 817718.



969 sq.ft. (90.0 sq.m.) approx.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GARAGE
161 sq.ft. (14.9 sq.m.) approx.

TOTAL FLOOR AREA : 1129 sq.ft. (104.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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TENURE: Leasehold

EPC RATING: C

COUNCIL: Reigate & Banstead

TAX BAND: F

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