



4 Tudor Lodge St. Monicas Road, Kingswood, Surrey KT20 6EX £525,000 Share of Freehold

An exceptionally rare opportunity to purchase a ground floor apartment within one of Kingswood's most prestigious developments. This bright and spacious apartment comes with two double bedrooms, two bathrooms and a south facing terrace - ideal for any professional couple, first time buyer, down-sizer or someone looking for a 'lock up and leave'. The property is conveniently located and withing a short stroll of Kingswood Village and railway station.

The accommodation begins with an entrance hall with a coat cupboard leading through to a shaker style kitchen with integrated dishwasher, gas hob, electric oven and second oven/grill. There is access from the kitchen to a utility room with space for a washing machine and a tumble dryer. Further along is an open plan dining area and sitting room with a door leading out to the south facing private patio.

The principal bedroom comes with an en-suite and a dressing area with built in wardrobes whilst a second double bedroom also comes with built in wardrobes with a family bathroom situated opposite.

This gated development is approximately 25 years old and is ideally located being only a short walk from Kingswood village and railway station. There is also a private garage, an allocated parking space and well-kept communal gardens.



St. Monicas Road, Kingswood, Tadworth, KT20

Approximate Area = 1064 sq ft / 98.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Fine & Country. REF: 1139383

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(52-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		