



**FINE & COUNTRY**  
Kingswood

*16 Tudor Lodge*  
St Monicas Road, Kingswood, Surrey KT20 6EX

## Property at a glance

- Luxury Penthouse Apartment
- Three Double Bedrooms
- Circa 2900 Sq Ft
- Three Luxury Ensuite Bath/Shower Rooms
- Spacious Drawing Room & Dining Room
- Open-Plan Kitchen/Breakfast/Family Room
- Utility Room & Cloakroom
- Lift Access To Apartments Entrance Hall
- Garage & Allocated Parking Bay
- No On-Going Chain

## Setting

This fabulous penthouse apartment is situated within the heart of Kingswood which provides a comprehensive parade of local shops and restaurants, including a convenience store/post office, Coughlans bakery, hairdressers, beauticians and The Kingswood Arms public house. Locally there is a wide choice of state and independent schools.

In terms of transportation, Kingswood Station is within easy walking distance and provides services into London of approximately 45 minutes. The M25 is accessed via Junction 8, 1.7 miles to the south providing connections to the wider motorway network, whilst for the frequent flyer both Gatwick and Heathrow airports are within reach.

For golfers, there are four world-renowned golf clubs, Kingswood Golf and Country club, Surrey Downs, Walton Heath and the RAC golf club all close by. Horse Riding schools and stabling can be found in Kingswood, Chipstead, Tadworth and Walton on the Hill.

**£825,000 Share of Freehold**

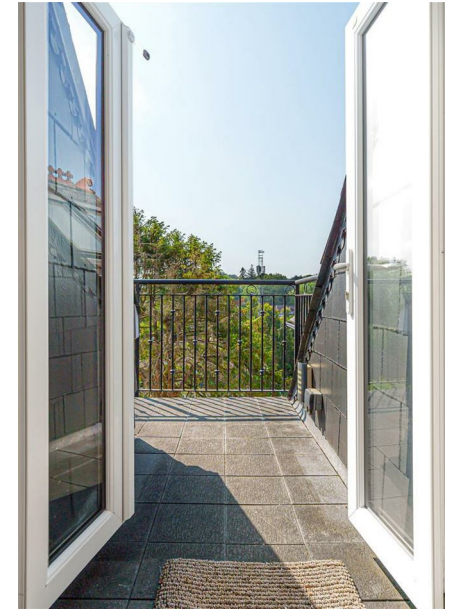
# 16 Tudor Lodge

A wonderful, chain free penthouse apartment situated in a convenient location for Kingswood village and railway. Located within this well known and highly regarded gated development is this stunning three double bedroom penthouse apartment, measuring almost 2900 sq ft with private terrace and the added benefit of a key enabled passenger lift which provides access directly into the apartment. This apartment is the largest unit within this development built by Whiteoak developments.

The accommodation is accessed by a spacious entrance hall with a large roof lantern filling the hallway with plenty of light. The drawing room is a generous size with a dining area and patio doors opening to the private balcony / roof terrace offering far reaching views. The open-plan kitchen/breakfast/family room measures 34' x 17'11" and provides a luxury fitted kitchen with a range of integrated appliances, a large L-shaped central island with a breakfast bar and access through to a utility room.

The master bedroom has a range of fitted wardrobes and a luxury ensuite bath/shower room, there are two further bedrooms both with fitted wardrobes and luxury ensuite shower rooms.

Other benefits include a single garage, an allocated parking space and communal grounds. The apartment is offered to the market with no on-going chain, perfect for someone looking to downsize or for a lock up and leave.





Approx. Gross Internal Floor Area 2850 sq. ft / 264.80 sq. m

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

For a free valuation, contact the numbers listed on the brochure.

Viewings strictly via the vendors agents Fine & Country on 01737 361014.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		78	81
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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