

# Kennedys'

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Flat 9, Long Orchards,  
Copt Hill Lane  
Kingswood  
KT20 6HN

A rare and beautifully presented luxury penthouse apartment set within a gated, exclusive development, offering approximately 1,700 sq ft of light-filled, spacious living. Featuring two generous bedrooms (including an ensuite), impressive open-plan living with balcony, modern kitchen and study space, all ideally located in Kingswood which has excellent access to nearby towns and transport links. Offered with no onward chain, this is an exceptional opportunity for high-quality penthouse living.

£699,950



- Two spacious bedrooms, including principal bedroom with ensuite
- Impressive open-plan sitting and dining room with access to a balcony
- Modern fitted kitchen/breakfast room
- Additional study/store room and snug area
- Gas central heating, double glazing and immaculate presentation
- Offered with no onward chain



# PROPERTY DESCRIPTION

When looking for a high quality penthouse apartment, which to be fair are, by their very nature, pretty hard to come by, the list of “must haves” is likely to be specific, in line with your search criteria.

Gated, exclusive, not too many apartments, car port or garage, spacious communal garden areas, well managed and maintained, spacious rooms, light and airy, good flow, good storage, and located somewhere that is on the edge of a community and also accessible to plenty of other nearby villages, towns, stations, motorways, recreational facilities, and more beside.

In this luxury penthouse apartment, all those criteria are met, and some; with a footprint of over 1700 sq ft, this is an apartment with great style and open living, the building has a lift making this property completely accessible. The apartment provides two generous size bedrooms, ensuite shower room to the primary bedroom, good size bathroom serving the second bedroom and visitors alike, modern fitted kitchen/breakfast room, welcoming entrance hall, snug area and an impressive open plan sitting/dining room opening out to a balcony and adjoining a study room/store. The apartment has gas fired heating provided by radiators, double glazing, and is extremely well presented throughout. There is also the added benefit that the apartment is available with no onward chain.







# PROPERTY DESCRIPTION

The apartment is ideally situated close to the centre of Kingswood Village, a sought-after residential location known for its excellent range of everyday amenities. These include an appealing mix of independent shops, cafés, and restaurants, all within easy reach.

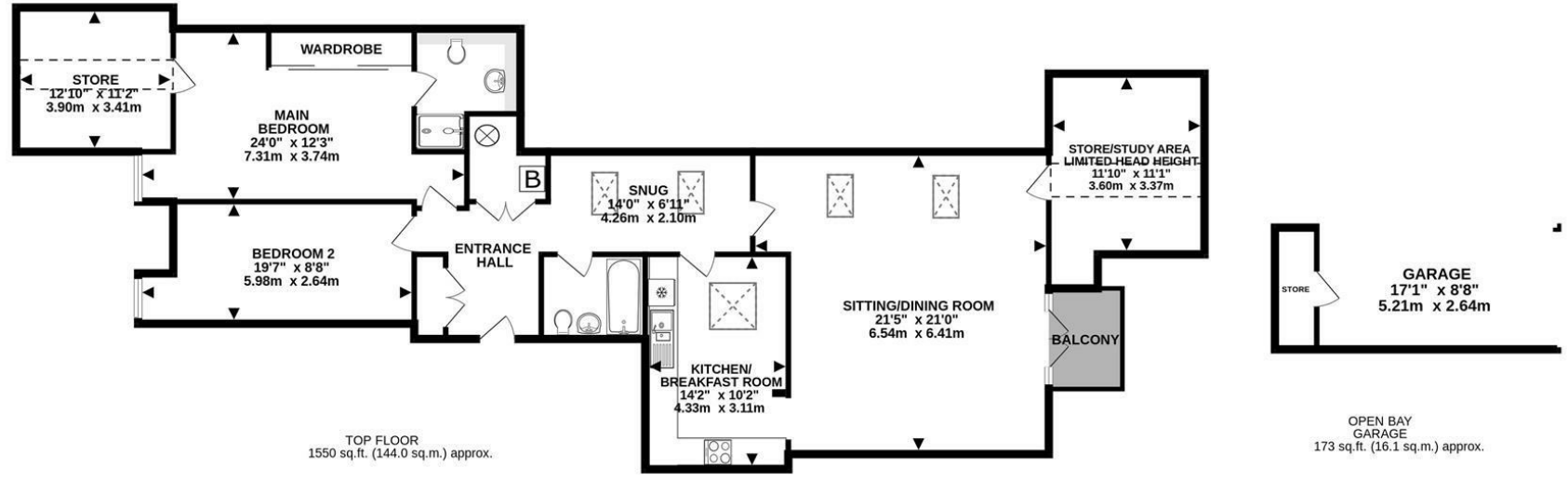
Kingswood Station offers frequent rail services to London Bridge and Victoria, with journey times of around 45 minutes. Road connections are equally convenient, with Junction 8 of the M25 within close proximity providing swift access to the wider motorway network. Gatwick and Heathrow airports are both easily accessible, making the area particularly attractive for commuters and frequent travellers.

The locality is well served by a variety of leisure facilities, including four renowned golf courses: Kingswood Golf and Country Club, Surrey Downs, Walton Heath, and the RAC Club. There are also several nearby riding schools and equestrian centres, while the surrounding Surrey countryside provides attractive routes for walking, cycling, and other outdoor activities.

This apartment offers an appealing opportunity to acquire a well-located home that combines comfort, convenience, and a sense of seclusion.

For further details or to arrange a viewing, Please contact Peter Kennedy or a member of our sales team on 01737 817718.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
174 plus)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Mid energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**TOTAL FLOOR AREA : 1724 sq.ft. (160.1 sq.m.) approx.**  
 Measurements are approximate. Not to scale. Illustrative purposes only  
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**TENURE:** Leasehold - Share of Freehold  
**EPC RATING:** B  
**COUNCIL:** Reigate & Banstead  
**TAX BAND:** F

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