

Luxurious apartment in a desirable location

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Heath Drive
Walton On The Hill
Tadworth
KT20

London 17 miles
Reigate 3 miles
London by rail 45 minutes from Tadworth
M25 (Junction 8) 3 miles
All times and distances are approximate

Set in a luxury development of just 7 apartments is this well-appointed 2 bedroom first floor apartment enjoying natural privacy with views on to the mature communal gardens. Situated in an idyllic edge of the village location on one of Walton on the Hill's premier roads, viewing is advised to see what this property has to offer.

Price £850,000

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

kingswood@richardsaunders.co.uk





- Communal Hall with Video-Entry
- Entrance Hall
- Sitting Room with access to Balcony
- Kitchen - Breakfast Room with access to Balcony
- Utility Room
- Principal Bedroom Suite with Dressing Room and Bathroom
- Second Bedroom Suite with Shower Room
- Shower Room
- Garage and Designated Parking
- Gated Communal Gardens







This first floor, two bedroom apartment comes to the market for the first time since being built in 2017.

The two double bedrooms are served by respective en-suites and the main bedroom enjoys the use of a fully fitted walk-in wardrobe. Both the tastefully finished Kitchen-Breakfast room and dual-aspect sitting room open on to the balcony.

The property is fitted to a high standard throughout and comes with the benefit of a garage and parking, a share of the freehold and access to the well-tended communal grounds.





This location is just on the edge of the outstanding natural beauty and championship golf courses of Walton Heath and the clubhouse is within a few minutes' walk.

The village is within a mile and has local shopping, the village pond and several gastro pubs and neighbouring Tadworth has excellent local shopping and commuter rail services to London. All within a short drive, Reigate, Dorking, Epsom and Banstead Village between them offer extensive shopping, many cafes and restaurants, cinema, theatre and much more. The M25 is accessible within a few minutes' drive at Leatherhead (J9) or Reigate (J8).

This part of the Surrey Downs has abundant open countryside for riding, cycling and walks as well as many venues for sport, leisure and cultural pursuits.



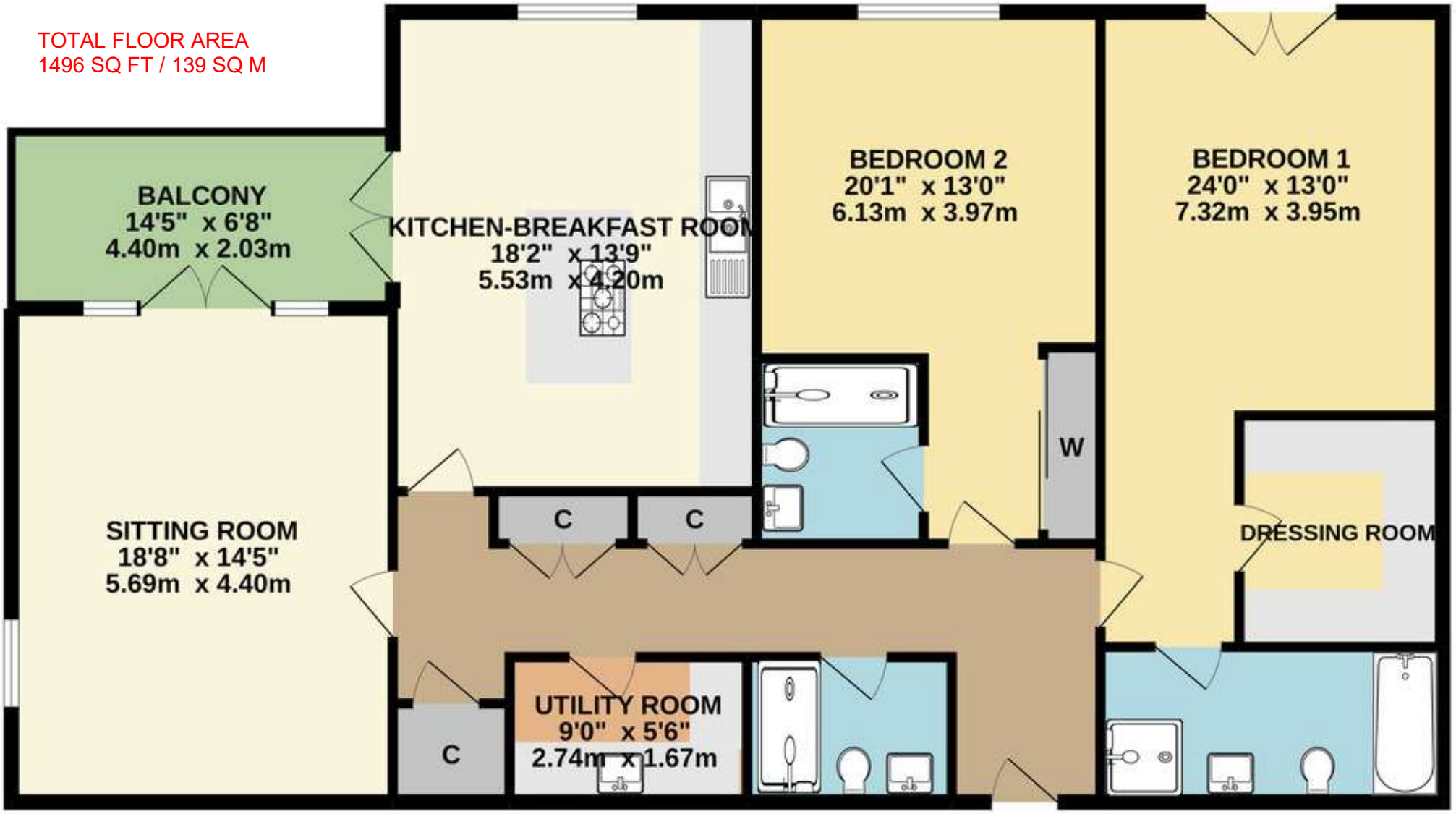


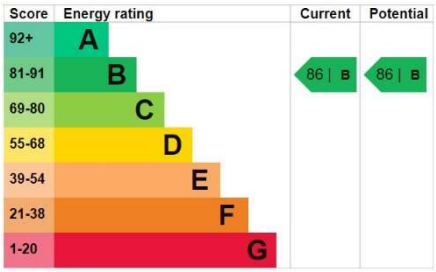






TOTAL FLOOR AREA
1496 SQ FT / 139 SQ M





Tenure: Share of Freehold
No Ground Rent
Service Charge: £2,400 pa
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

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