



Stylish two bedroom apartment in the heart of Kingswood village

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# Waterhouse Lane Kingswood KT20 6EB

Epsom 4 miles  
Banstead 2 miles  
London by rail 40 minutes  
M25 (Junction 8) 3 miles

All times and distances are approximate

This stylish two bedroom, two bathroom modern second floor apartment is one of the largest in the development, located in the heart of Kingswood village with easy access to its mainline station and just steps away from local shops.

- | Entrance Hall
- | Sitting Room
- | Kitchen
- | Two Bedrooms
- | Bathroom
- | En-Suite
- | Allocated Parking
- | Gated

Offers in excess of **£380,000**



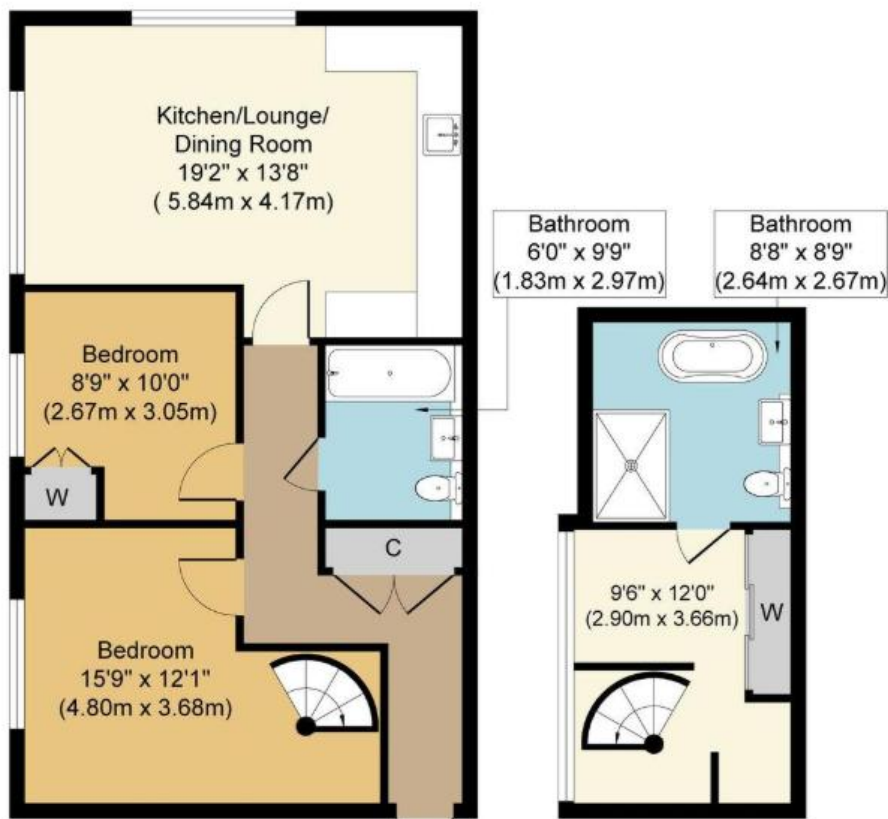


A beautifully appointed two bedroom split-level apartment with superb views from the front across open fields opposite. One of the larger apartments in this luxury development in the heart of the village, an interior viewing is highly recommended to fully appreciate. A key point to note, this property is both perfect for a first time buyer and a keen investor, as the property is set within a proven rental location. Having the benefit of private gated parking and being close to the station, this property is must-see.

This location gives immediate access to the village centre with its local shops and restaurants and the Kingswood Arms pub nearby. Just a minute's walk, Kingswood Station has commuter rail services to London Bridge and Victoria. Reigate, Epsom and Banstead Village are all easily reached by car and the nearby A217 gives an arterial route to London and to the M25 at Reigate Hill (Junction 8), bringing both Heathrow and Gatwick Airports within 20 and 40 minutes respectively. This location also has much to offer for sport, leisure and cultural pursuits including a local tennis club and two golf clubs.

Luxury second floor apartment | Close Proximity to Kingswood station | Two double bedrooms | Secure gated parking to rear | Open-plan fitted kitchen | Lift access | Gas central heating | No chain





**Approximate Floor Area**  
659 sq. ft  
(61.22 sq. m)

**Mezzanine**  
**Approximate Floor Area**  
374 sq. ft  
(34.78 sq. m)

**Waterhouse Lane, KT20**  
**Approx. Gross Internal Floor Area 1033 sq. ft / 96.00 sq. m**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold  
 Service Charge £2,400 pa  
 Ground Rent £150 pa (Ask agent about the review period)  
 Local Authority: Reigate and Banstead Borough Council  
 Council Tax Band: E  
 All mains services  
 FFTC Broadband  
 To the best of our knowledge on production of this brochure

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Viewing  
Please call us to arrange  
a viewing appointment

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2 High Street  
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