



St. Monica's Road, Tadworth

The **PERSONAL** Agent



# Price Guide £485,000

## Share of Freehold

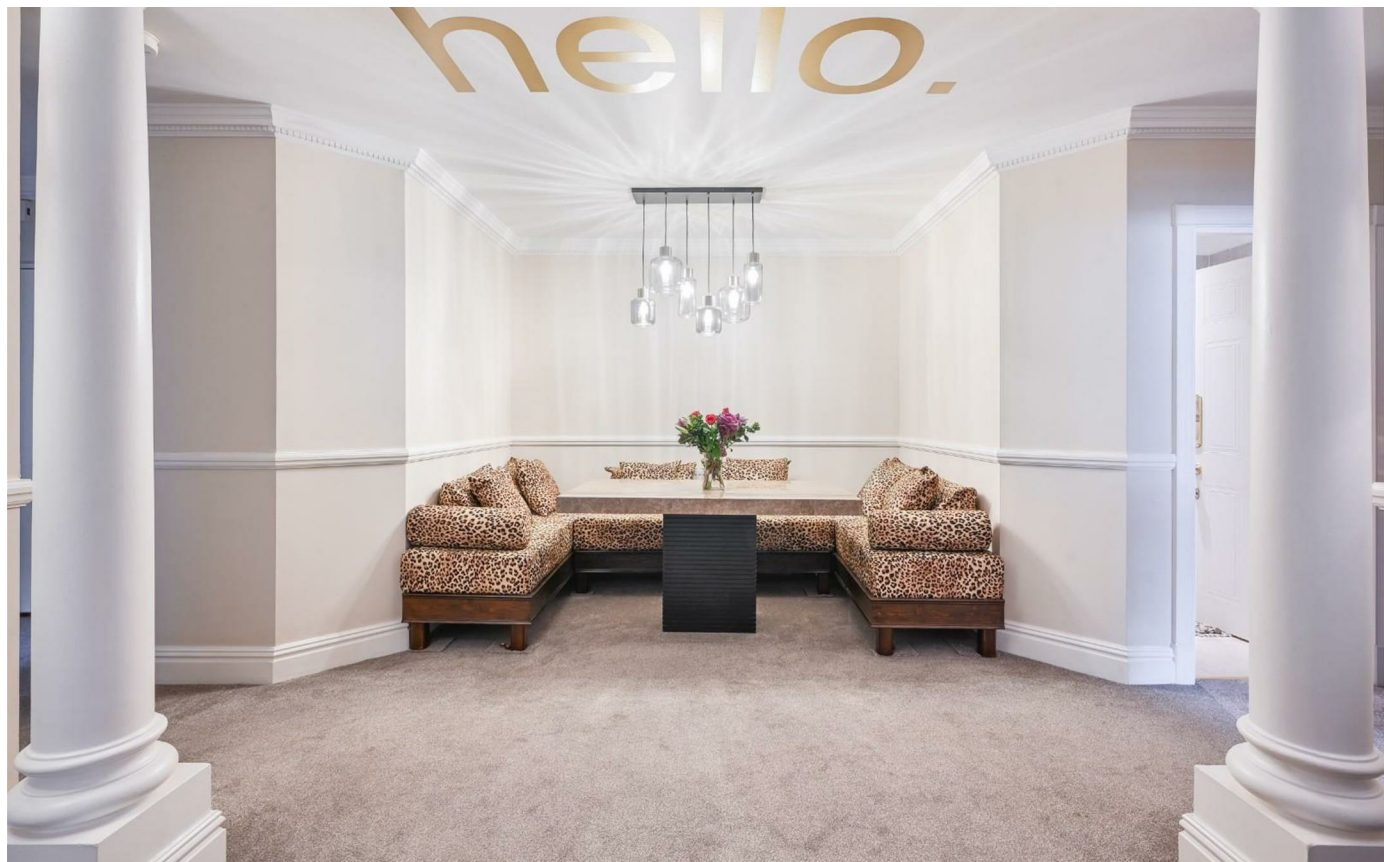
- Prestigious gated Kingswood development
- Built in 1996 by renowned builder Whiteoak
- Elegant first-floor luxury apartment home
- 28ft triple-aspect living and dining room
- Refitted kitchen with granite worktops
- Principal suite with stylish en-suite shower
- Guest bedroom with adjoining bathroom
- Lift service and stairs to all floors
- Short walk to village shops and station
- Garage in block and allocated parking space

The Personal Agent are delighted to present this exceptional two bedroom first floor apartment, built in 1996 by Whiteoak, and set within one of Kingswood's most desirable gated developments. Offering refined elegance, privacy, and convenience in equal measure, this home provides the perfect sanctuary for those seeking a sophisticated yet low maintenance lifestyle.

From the moment you arrive, the sense of exclusivity is unmistakable. The beautifully maintained communal grounds, secure entry system, and private garage set the tone for what lies beyond. A communal lift or staircase leads to the first floor, where a welcoming hallway introduces the home's timeless appeal.

The triple aspect sitting and dining room is a true highlight, an inviting and spacious setting framed by grand pillars that subtly define the living and dining zones. Bathed in natural light, this elegant space is ideal for entertaining or simply unwinding in style.

The refitted kitchen offers both form and function, featuring high-quality units, integrated appliances, and granite worktops that reflect the home's superior finish. Both bedrooms are beautifully appointed doubles, each with fitted wardrobes, while the principal suite enjoys a sleek en suite shower room. The second bedroom is served by a modern family bathroom.



Residents benefit from beautiful landscaped gardens, an allocated parking space, and a private garage, all within this prestigious gated setting.

Perfectly positioned just a short stroll from Kingswood village and railway station, the apartment provides effortless access to boutique shops, charming cafés, and the popular Kingswood Arms. The location also offers excellent road links, with the M25 (Junction 8) only 1.7 miles away, and Gatwick and Heathrow Airports both within easy reach.

For leisure enthusiasts, the area boasts a wealth of lifestyle options, from world renowned golf clubs such as Kingswood Golf and Country Club, Surrey Downs, Walton Heath, and the RAC Club, to equestrian facilities in nearby Chipstead, Tadworth, and Walton on the Hill.

This rare opportunity combines modern luxury with a truly exclusive village setting, the perfect home for those who appreciate quality, comfort, and convenience.

The Personal Agent – proudly presenting homes of distinction.

Tenure - Share of Freehold  
Length of lease (years remaining) – 98 years remaining  
Annual ground rent amount (£) - N/A

Ground rent review period - N/A  
Annual service charge amount (£) - 1900 twice a year.  
Service charge review period - new financial year/ associated budget is served every year/ before 1st September that is beginning of financial year in relation to Tudor Lodge/ and service charges being payable 6 monthly (Early September & Early March).  
Council tax band - F

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.









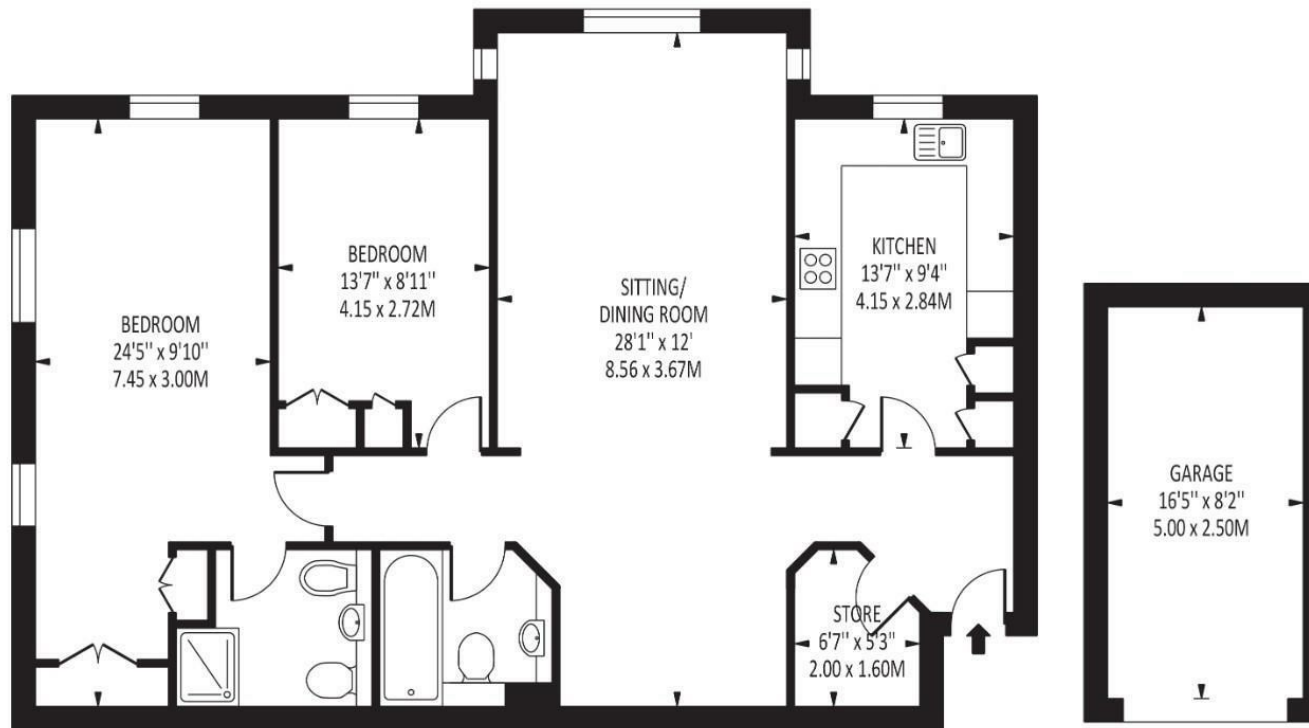


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## Tudor Lodge

Total Area: 1172 SQ FT • 108.88 SQ M  
(Including Garage)  
Garage Area : 135 SQ FT • 12.50 SQ M



FIRST FLOOR

Disclaimer: For Illustration Purposes only  
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.  
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.  
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 77                      | 80        |
| (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 |           |

### EPSOM OFFICE

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### BANSTEAD OFFICE

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### TADWORTH & KINGSWOOD OFFICE

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### LETTINGS & MANAGEMENT

157 High Street  
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Registered in England No. 4398817.



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**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

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