



 FINE &
COUNTRY

15 Tudor Lodge
St. Monicas Road, Kingswood, Surrey KT20 6EX

Property at a glance

- Luxurious First Floor Apartment
- Two Double Bedrooms
- Open-Plan Sitting/Dining Room
- Modern Fitted Kitchen/Breakfast Room
- Two Luxury Bath/Shower Rooms
- Dressing Room To The Principal Bedroom, Fitted Wardrobes To Bedroom Two
- Worcester Bosch Boiler & Separate Utility Room
- Spacious Entrance Hall With Storage Cupboards
- Private Garage & Allocated Parking Space
- Share Of Freehold & Communal Gardens

Setting

This stunning apartment is situated in the village of Kingswood which provides a comprehensive parade of local shops and restaurants, including a convenience store/post office, hairdressers, beauticians, The Kingswood Arms public house and an Indian restaurant. 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.

£515,000 Share of Freehold

15 Tudor Lodge

An exceptional first floor apartment with two double bedrooms, tastefully refurbished by the current owners within this popular gated development. This beautiful first floor apartment presents to a very high standard, offered to the market in show home condition with an incredible level of detail throughout. The newly fitted kitchen and bathrooms are simply outstanding. The apartment offers bright and spacious living - ideal for any professional couple, first time buyer, down-sizer or someone looking for a 'lock up and leave'.

A communal lift or staircase provides access to the first floor. Upon entry, a welcoming entrance hall with wood effect flooring greets you. There are two storage cupboards in the hall with access through to the rest of the apartment. The sitting room and dining area are spacious with light pouring in from a south facing bay window providing far reaching views. The dining area is situated on the opposite side, separated from the sitting area by grand pillars. The luxurious fitted kitchen comes with a range of integrated appliances, generous worktop space, a breakfast bar, tiled flooring and under unit/shelf lighting. There are also two double bedrooms with the master bedroom offering a walk-in wardrobe and a modern en-suite shower room. Bedroom two has a range of fitted wardrobes as well as access to a separate modern bathroom. There is also a utility room.

This gated development is approximately 25 years old and is ideally located being only a short walk from Kingswood village and railway station. There is also a private garage, an allocated parking space and well-kept communal gardens.



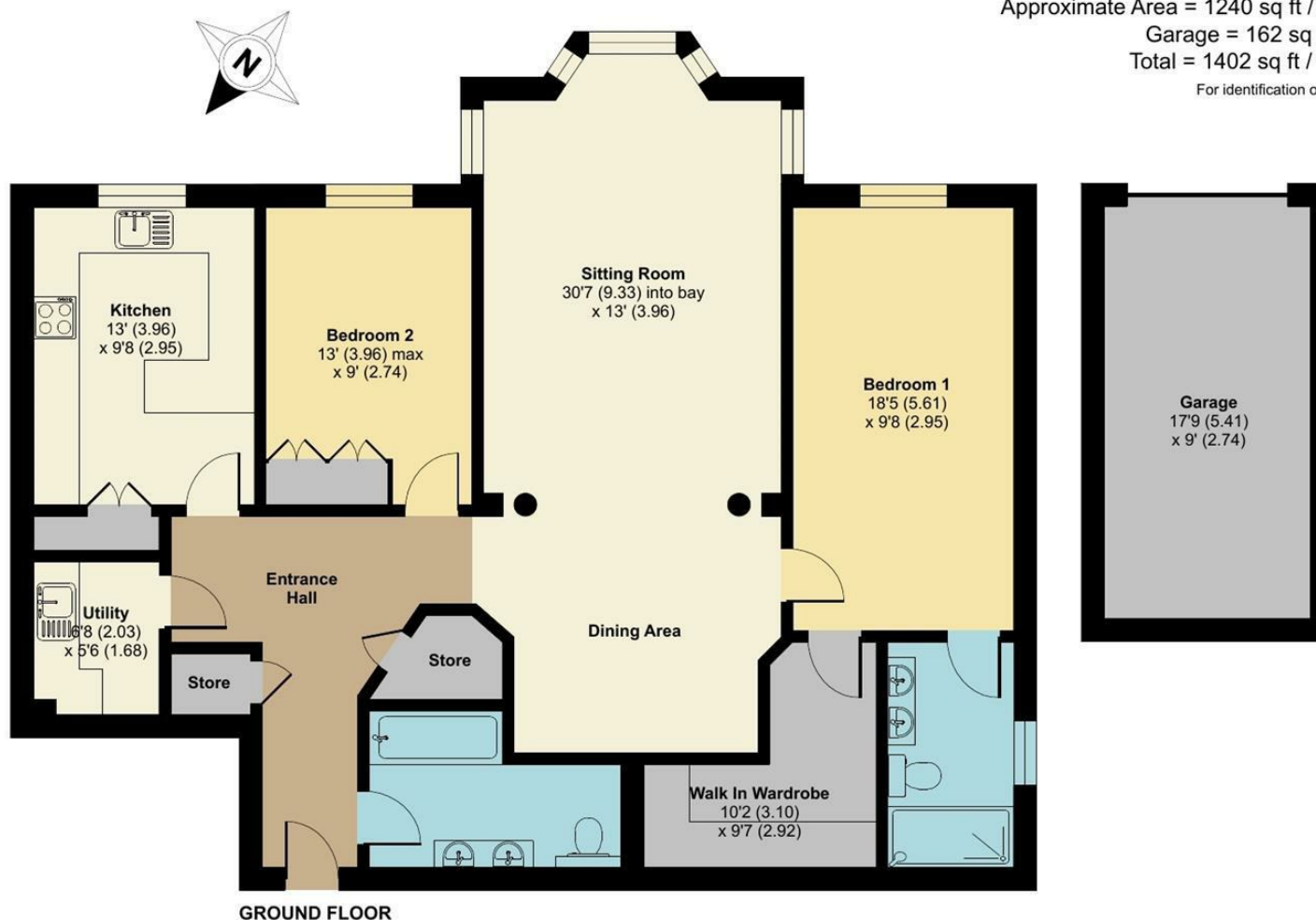
Tudor Lodge, St. Monicas Road, Kingswood, KT20

Approximate Area = 1240 sq ft / 115.2 sq m

Garage = 162 sq ft / 15 sq m

Total = 1402 sq ft / 130.2 sq m

For identification only - Not to scale



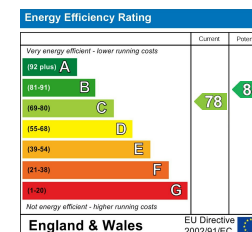
**Certified
Property
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2024. Produced for Fine & Country. REF: 1095875

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 vendor's agents Fine & Country on 01737 361014.





Fine & Country The Estate Office, Kingswood, Surrey, KT20 6HS
 Tel: +44 (0)1737 361014
 Email: kingswood@fineandcountry.com
 Web: kingswood.fineandcountry.co.uk
 Fine & Country Sales, Lettings, Land & New Homes

 **FINE & COUNTRY** Kingswood