



Bright and spacious first-floor apartment

exclusive to

SAUNDERS

richardsaunders.co.uk

Waterhouse Lane Kingswood KT20 6EB

London by rail 45 minutes
M25 at Junction 8 Reigate Hill 3 miles
Banstead Village 3 miles Reigate 4 miles
All times and distances are approximate

In the heart of the village within a minutes' walk of the station, this outstanding first floor apartment has the advantage of a full width terrace with South aspect and views over the fields opposite. A good size and well-appointed home of over 900 sq ft with two bedrooms and two bathrooms.



- Communal Hall with Video Entry
- Lift and Stairs
- Entrance Hall
- Living Room with full-width Terrace
- Kitchen
- 2 Double Bedrooms
- 2 Bathrooms, 1 Ensuite
- Designated Gated Parking

Price £420,000





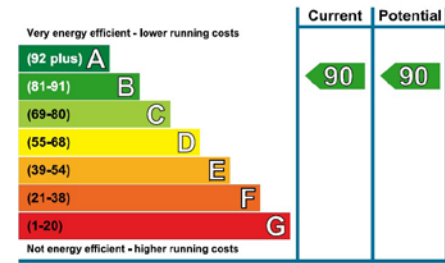
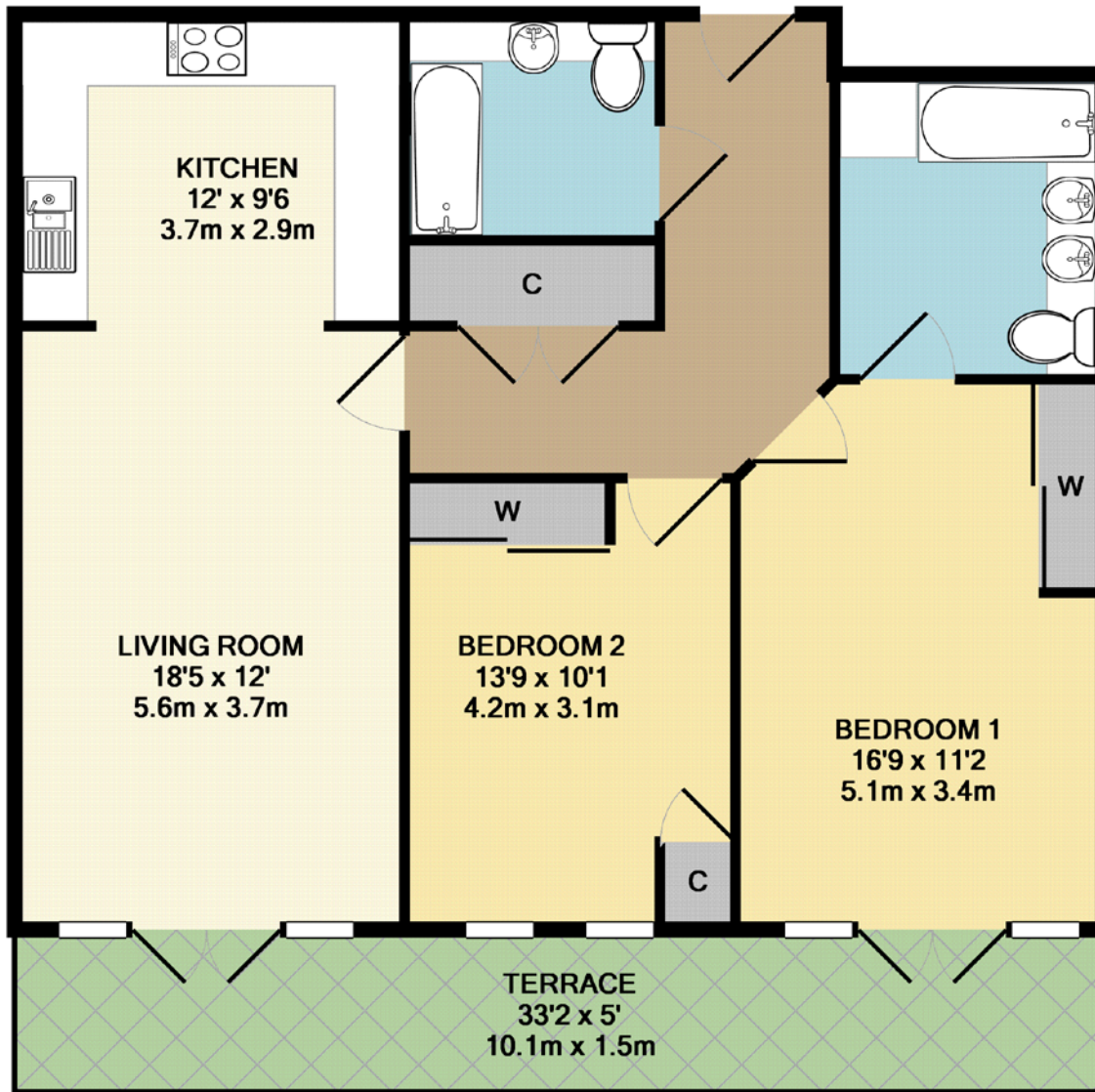
An ideal location in the heart of the village, this property is just steps away from local shops, restaurants, the Waterhouse cafe and Kingswood Arms pub. The station has frequent rail services to both London Bridge and Victoria and nearby the A217 provides an arterial route to London and to the M25 at Junction 8, bringing both Gatwick and Heathrow airports within easy reach. The area has much to offer for leisure, sport and culture including the Kingswood Lawn Tennis Club and two golf courses.

The largest single-story apartment in this 2015 development, this property has a bright ambiance with south-facing windows and two pairs of double doors leading out on to a 33' terrace with lovely views. Well appointed throughout, the apartment would be ideal as a 'lock up and leave' property or investment in a successful rental location.



All windows and doors facing South | Two pairs of doors lead to a full width Terrace | Integrated Kitchen with Quartz-granite surfaces | Luxury, tiled Bathrooms with Showers | Fitted wardrobes to both Bedrooms | Gated parking area to the rear | Gas Central Heating and Double Glazing | Remainder of 10 year build warranty | Views over open fields opposite | Centre of village location





discover more at
richardsaunders.co.uk

IMPORTANT NOTICE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

TOTAL APPROX. FLOOR AREA 910 SQ.FT. (84.5 SQ.M.)
 Made with Metropix ©2014

Viewing
 Please call us to arrange
 a viewing appointment

1 Waterhouse Lane
 Kingswood
 01737 360000

2 High Street
 Banstead
 01737 363333

Residential Lettings
 All Areas
 01737 370700

