



A modern two bedroom apartment in a secluded Kingswood Village location

exclusive to

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# Long Orchards Copthill Lane Kingswood KT20 6HN

London 17 miles  
Kingswood Village 0.25 mile  
London by rail 40 minutes  
M25 (Junction 8) 3 miles

All times and distances are approximate

Set within a gated development, this good-sized two bedroom first floor apartment comes to market in excellent condition offering applicants spacious living. The property is a short walk away from Kingswood village which offers an array of shops and Kingswood station for links to London Bridge.

- Hallway
- Kitchen
- Sitting - Dining Room
- 2 Bedrooms
- En Suite to Principal Bedroom
- Family Bathroom
- Balcony
- Car Barn Parking

Offers in Excess of £500,000







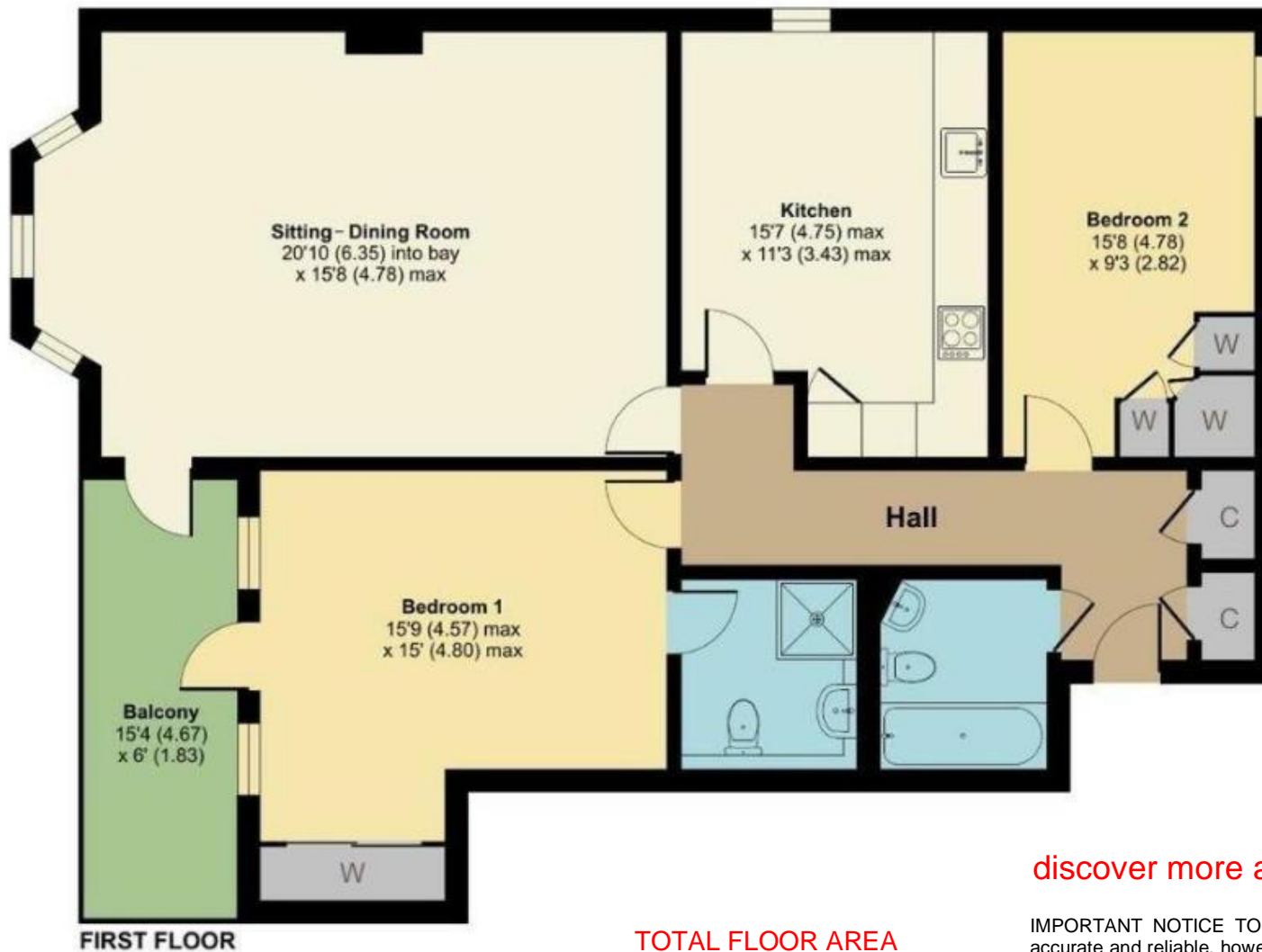
One of just ten apartments in this exclusive, gated development built in 2007 and close to the village, this superb two bed apartment is situated on the first floor at the front of the block. The communal hall has a secure, entry-phone operated door from the gated communal parking area. The large living room has a bay window with access to the private balcony to the front and the contemporary fitted kitchen has integrated appliances and ample space for informal dining. There are two double bedrooms, both with built-in wardrobes and the principal bedroom having a luxury ensuite shower room. There is also a luxury guest bathroom. Encompassed by communal gardens and accessed through automated double gates, the apartments each have designated 'car-barn' parking with locker storage and there is visitor parking also.



The apartment enjoys a secure, tucked away location in this gated development on the edge of Kingswood Village. The village is within a short walk and offers local shopping, restaurants and the Kingswood Arms gastro-pub. For more diverse shopping and supermarkets, Reigate, Epsom and Banstead Village are all within a few minutes' drive. There are frequent rail services to London Bridge and Victoria from Kingswood Station and nearby, the A217 provides an arterial route to London and to the M25 motorway at Reigate Hill (J8), giving swift access to Heathrow and Gatwick Airports in some 45 and 25 minutes respectively. Kingswood is encompassed by beautiful North Downs countryside for walks, cycling and riding and almost every conceivable sport, leisure and cultural pursuit is catered for nearby including Kingswood's two golf clubs and tennis club.



Kingswood Village Location | Large sitting - dining room extending some 20' | Secure entry-phone system | Modern fitted kitchen | Two double bedrooms, both with built-in wardrobes | Private balcony to front | Two bathrooms, one of which en-suite | Car-port parking with further visitor spaces | Well-tended communal gardens | End of Chain



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold – Share of Freehold  
 Service Charge - £3,301 pa  
 Local Authority: Reigate & Banstead Borough Council  
 Council Tax Band: F  
 All mains services  
 FFTC Broadband  
 To the best of our knowledge on production of this brochure

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**TOTAL FLOOR AREA**

**1,101 SQ FT / 102.2 SQ  
M**

Viewing  
Please call us to arrange  
a viewing appointment

1 Waterhouse Lane  
Kingswood  
01737 360000

2 High Street  
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