



Copthill Lane, Tadworth,
£525,000 - Share of Freehold



**WILLIAMS
HARLOW**











Located in the charming Kingswood Village, this immaculate first-floor apartment on Copthill Lane offers a delightful blend of comfort and convenience. This impressive bright and spacious two-bedroom residence is perfect for those seeking a tranquil lifestyle while remaining well-connected to the bustling city.

Built in 2007, the apartment boasts a large airy living room, providing ample space for relaxation and entertaining. The two double bedrooms are generously sized, the master bedroom with an en-suite plus a separate bathroom ensuring comfort for residents and guests alike. The added bonus of a private balcony overlooking the communal grounds.

The apartment is set within a peaceful and serene environment, overlooking beautifully maintained communal gardens that enhance the sense of calm. Residents will appreciate the proximity to local amenities, making daily errands a breeze. Additionally, Kingswood train station is conveniently nearby, offering direct services to London Bridge and Victoria, perfect for commuters.

This property is not only immaculate throughout but also represents an excellent opportunity for those looking to enjoy the best of village life while having easy access to the vibrant city. Whether you are a first-time buyer, a downsizer, or seeking a rental investment, this apartment is sure to impress. Don't miss the chance to make this lovely home your own in the heart of Kingswood.

There is allocated parking via car port and lockable separate storage.

THE PROPERTY

This handsome, immaculate first floor apartment offers tranquil village living with miles of open countryside on your doorstep but still offering easy access to surrounding villages, towns and London. The property is located to the rear of the development overlooking the beautiful communal grounds. Upon entry the entrance hall offers plenty of storage. The

stunning living room is bright, airy and spacious with bay windows and access to the private balcony overlooking the communal grounds. The kitchen/breakfast is again spacious with fully integrated appliances. There are two generous double bedrooms, the master with en-suite and direct access to the private balcony. Plus there is a stylish family bathroom.

OUTDOOR SPACE

The property benefits from a carport, private store and is set within well maintained landscaped communal gardens.

THE LOCAL AREA

The apartment Kingswood is in a highly regarded residential area. Kingswood village has a selection of local amenities, cafes and restaurants. Kingswood train station is a few minutes walk away with direct services to London Bridge and Victoria in approximately 45 minutes. Excellent road connections to the A217, A3, M25 and M23 for Gatwick airport.

LOCAL SCHOOLS

Kingswood Primary School – Ages 4-11
Tadworth Primary School – Ages 4-11
Avenue Primary Academy – Ages 3-11
Aberdour School – Ages 2-11
Kingswood House School – Ages 7-16
Bramley Hill School – Ages 6-15
Chinthurst School and Nursery - Ages 2-11
Micklefield School and Nursery - Ages 2-11
Reigate Grammar School - Ages 11-18
Reigate School Secondary - Ages 11-16

LOCAL TRAINS

Kingswood, Chipstead, Woodmansterne – London Bridge – Approx. 1 hour 2 min
Tadworth – London Bridge 1 hour
Reigate to London Victoria - Approx. 40 minutes
Reigate to Gatwick Airport - Approx. 15 minutes
Reigate to Reading - Approx. 1 hour 15 minutes

LOCAL BUSES

420 Sutton to Crawley via Banstead, Tattenham Corner,

Tadworth, Kingswood, Lower Kingswood, Reigate, Redhill, Earlswood, Salfords, Horley, Gatwick Airport (South)
420 Sutton to Redhill, via Banstead, Tadworth, Lower Kingswood, Reigate
460 Epsom to Crawley via Tadworth, Kingswood, Reigate, Redhill and Horley
480 Epsom to Headley via Tattenham Corner
S1 Banstead to Lavender Field (Mitcham) via Sutton
166 Banstead to Epsom Hospital via Epsom Downs, Banstead, Woodmansterne, Coulsdon, Purley, West Croydon Bus Station

WHY WILLIAMS HARLOW

From our prominent Banstead Village office open seven days we offer specific and professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity. Our staff are highly trained and experts in their fields.

TENURE

Share of Freehold - 105 years remaining ending 01/01/2131

SERVICE CHARGES

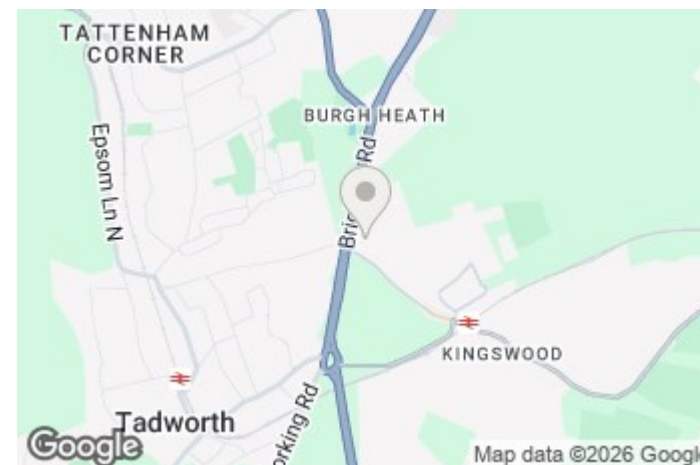
£247.00 per calendar month.

GROUND RENT

Peppercorn.

COUNCIL TAX

Reigate & Banstead BAND F £3,537.14 2025/26



Banstead Office

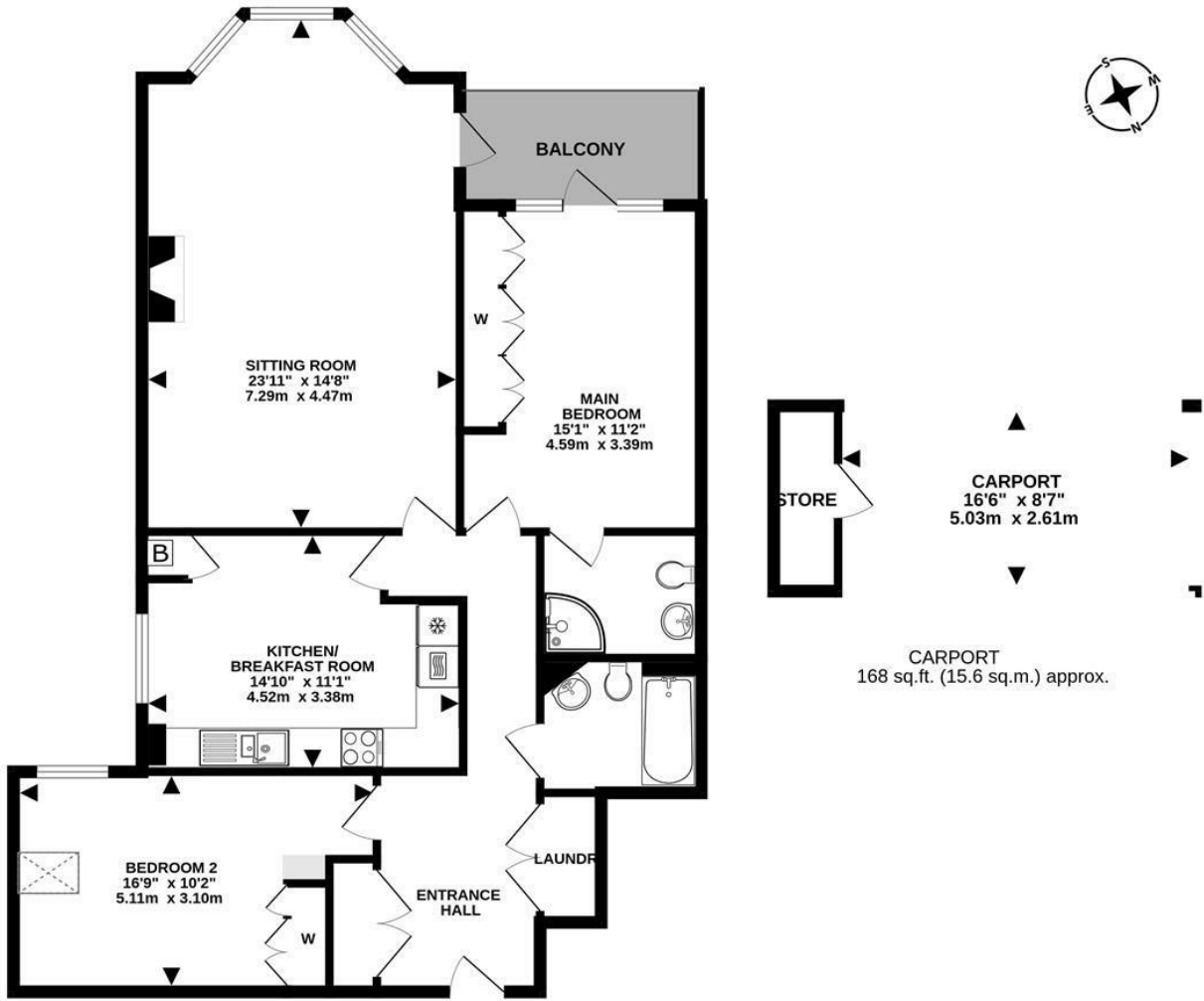
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FIRST FLOOR
1076 sq.ft. (100.0 sq.m.) approx.

TOTAL FLOOR AREA : 1244 sq.ft. (115.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

