

Kennedys'

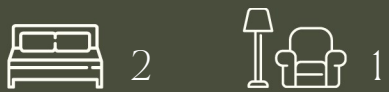
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Apartment 2
Waverton
2 The Avenue
Tadworth
KT20 5AW

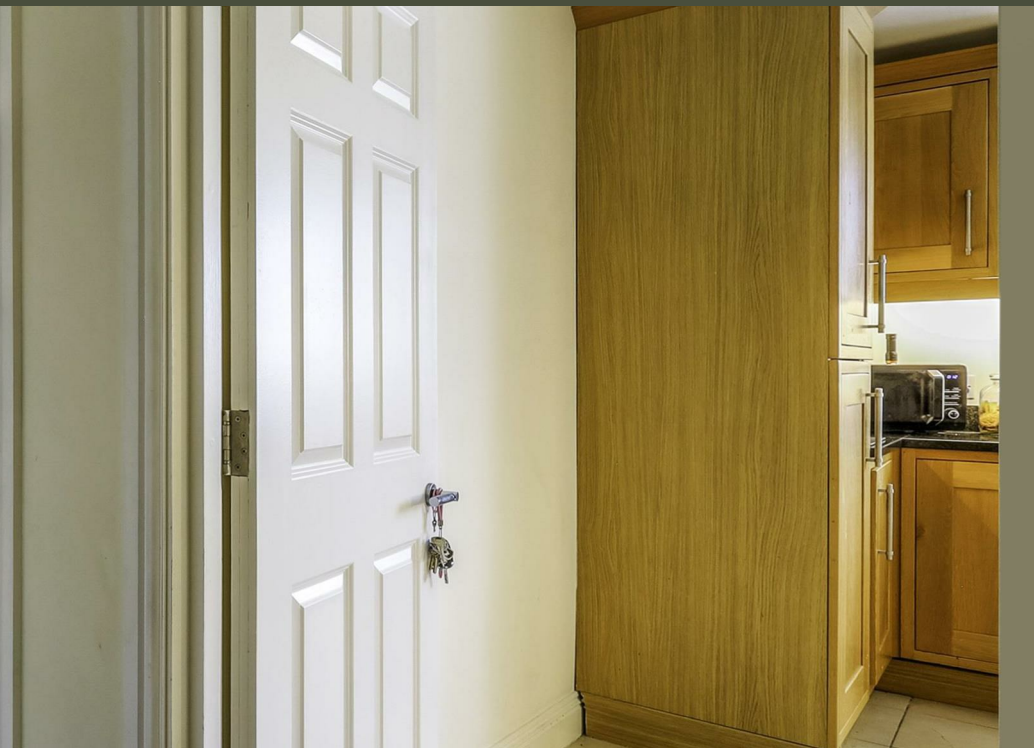
Attention all property investors, down
sizers or first time buyers who are
looking for a fantastic apartment right in
the heart of the Village of Tadworth.

£325,000



- Fantastic purpose built apartment
- Two Bathrooms
- Fully equipped kitchen, boasting shaker style units
- Situated in one of the most highly regarded roads in Tadworth
- Short walk from Tadworth Train Station
- Two double bedrooms
- Generous sized sitting room
- Allocated parking space
- Very well situated for local schools
- *Viewings by appointment only*

EPC: B



PROPERTY DESCRIPTION

We have a rare and attractive opportunity, in the shape of a good size, modern, purpose built, 2 bedroom, 2 bathroom flat, with off street parking and communal gardens. The apartment is located in The Avenue, one of the most sought after locations in Tadworth, situated perfectly for easy access to most local amenities, including the British Rail Station and Tadworth Primary School. The flat is currently rented by an excellent tenant who would wish to remain if possible. The flat offers over 900 square foot of accommodation within this small block of only three apartments, with only one apartment on each floor, and comprises two large bedrooms, en-suite bathroom to main bedroom, family bathroom, really good size kitchen/breakfast room of 13'8 by 12'9 with fully fitted units and appliances. The property benefits from gas fired heating by radiators, and double glazing, including Juliet balconies overlooking Chinthurst School playing field. To the outside, there is parking and bin stores to the front, with side access to communal rear gardens to the rear, being laid to lawn.

Waverton is located close to the edge of Walton Heath and conveniently positioned in this tranquil backwater between the villages of Tadworth and Walton on the Hill. Both are easily accessible and offer local facilities such as Tadworth Train Station, independent traders such as butchers, fishmongers, bakers, dry cleaners, vets, coffee shop, village supermarket, restaurants, pubs and much more. The surrounding areas offer open countryside with Epsom Downs Racecourse, Walton Heath and several renowned golf courses close by. For the commuter, Epsom mainline rail station is under 5 miles away and by road, Junction 8 of the M25 is within 4 miles, providing access to Gatwick and Heathrow airports and the national motorway network. There are a variety of schools within the area including Chinthurst Prep School, an Ofsted rated: Outstanding Primary School, Tadworth Primary, and the renowned City of London Freemen's School and Epsom College.

For further information or to arrange a private viewing, please contact a member of our sales team.

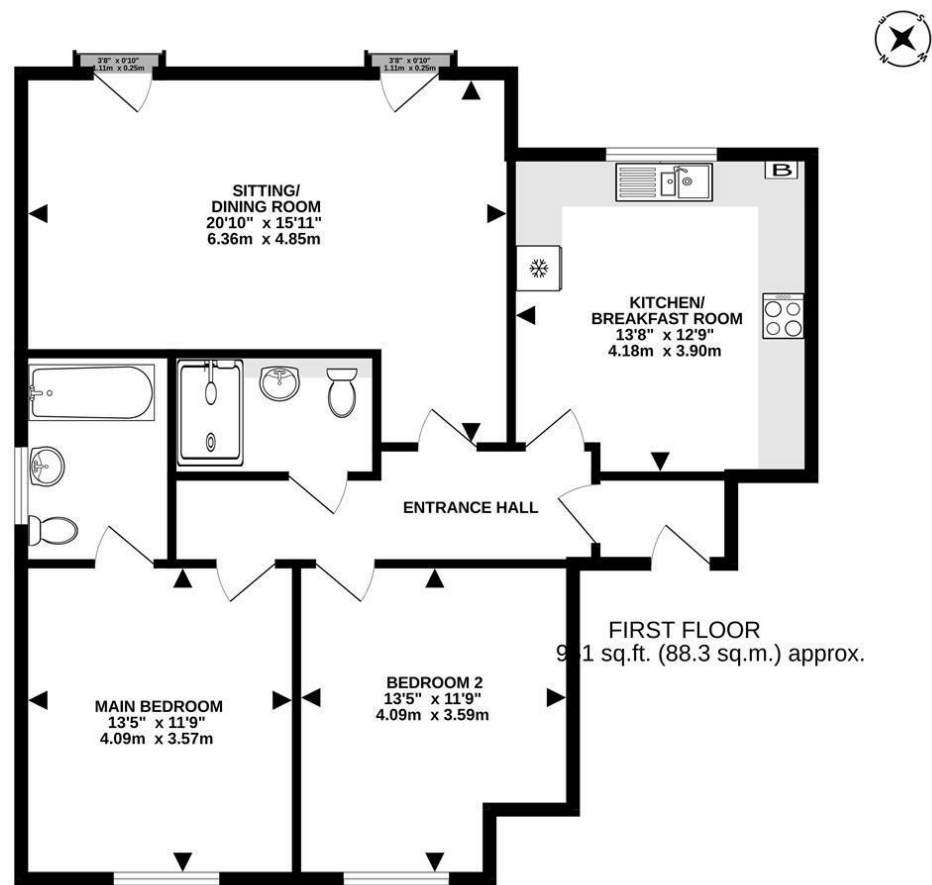






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TOTAL FLOOR AREA: 951 sq.ft. (88.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
174 plus) A	
(81-91) B	82
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Mid energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Waverton, 2 The Avenue

If you would like to view this beautiful home, please call a member of the Kennedys sales team on 01737 817718

These particulars, whilst believed to be accurate are set out as a general guide only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in Kennedys' has the authority to make or give any representation or warranty in respect of the property.



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