

# Kennedys'

01737 817718

kennedys-ipa.co.uk  
@kennedysipa

21, Stokes Ridings, Chapel Road  
Tadworth  
KT20 5SG

We are delighted to be instructed on this charming property located on Chapel Road in the village of Tadworth. This delightful one bedroom flat is situated on the first floor of an over 55's development, offering a peaceful and secure environment for its residents.

£185,000



- First floor apartment
- 1 Bedroom
- Modern kitchen
- Use of communal living and laundry areas
- Allocated parking space
- Within over 55's Development
- Open plan living area with second bedroom converted into dining room
- South easterly facing balcony
- Use of communal gardens
- No onward chain



# PROPERTY DESCRIPTION

The property is focused around a cosy reception room; previous owners converted what was formally a second bedroom into a dining area, perfect for relaxing or entertaining guests. The main bedroom provides a comfortable and private space to unwind after a long day. The bathroom is well-appointed and offers modern amenities for your convenience.

One of the highlights of this property is the private balcony, where you can enjoy a morning cup of tea or soak up the afternoon sun in peace. Additionally, the allocated parking space ensures that you will always have a convenient place to park your vehicle.

Whether you are looking for a tranquil retirement retreat or a peaceful abode to call home, this flat offers a wonderful opportunity to enjoy a relaxed lifestyle in a beautiful setting. Don't miss out on the chance to make this lovely property your own.





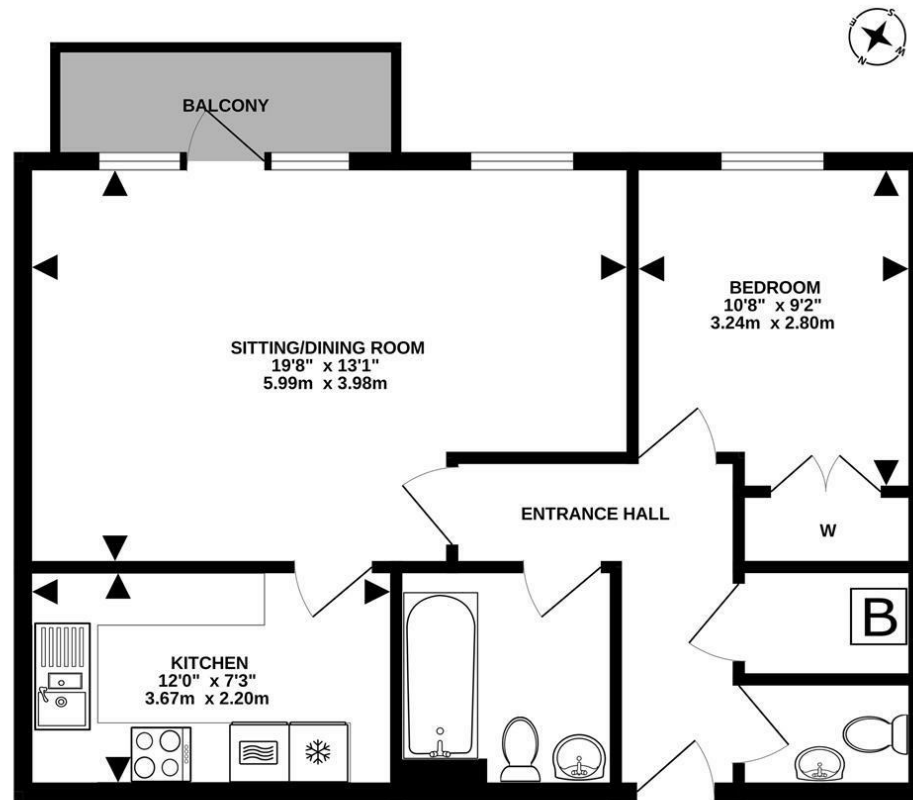




# PROPERTY DESCRIPTION

Tadworth village is within a short walking distance and is well served by local shops and facilities including independent traders such as an award winning gift and homeware shop, butcher, fishmonger, bakery, dry cleaner, optician, vet and coffee shop as well as a selection of restaurants, village supermarket and mainline train station to London. There are a variety of schools within the area including the nearby Tadworth Primary School, Chinthurst Prep School as well as a very good selection of both state secondary and independent senior schools to include, The Ashcombe, The Priory, St Andrews as well as Epsom College, St Johns and City of London Freeman's. Leisure facilities are well catered for with a variety of facilities available including Tadworth Leisure Centre, Tadworth Cricket Club, Walton Heath Golf Club, David Lloyd Centre and the RAC at Woodcote Park as well as a wide selection of wonderful countryside walks and trails to enjoy. The property itself sits on the edge of Walton Heath so is the perfect location for walks, cycling etc. And the village of Walton on the Hill is just a short walk offering further amenities including, pubs, restaurants, shops, butcher, hair dressers and Co-op Supermarket.

For further information, or to view, please contact our team on 01737 817718.



FIRST FLOOR

TOTAL FLOOR AREA: 583 sq. ft. (54.2 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		76	76
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Mid energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

# 21, Stokes Ridings,

If you would like to arrange a viewing, please call a member of the Kennedys sales team on 01737 817718

TENURE: Freehold  
 EPC RATING: C  
 COUNCIL:  
 TAX BAND: C

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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[kennedys-ipa.co.uk](http://kennedys-ipa.co.uk) @kennedysipa [info@kennedys-ipa.co.uk](mailto:info@kennedys-ipa.co.uk)

48 Walton Street, Walton on the Hill,  
KT20 7RT