

# Kennedys'

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8, Stokes Ridings, Chapel  
Road  
Tadworth  
KT20 5SG

Ground floor apartments; they are a rare find these days, and with demand for access-friendly residences at an all time high, we suspect this one bedroom apartment located within an over 55s development will prove popular!

£215,000



1



1



1



1

- Ground floor apartment within over 55s development
- Large living area
- Neutral kitchen
- Use of communal gardens
- Allocated private parking space

- Private patio
- Dining room which has been converted from second bedroom (and could be converted back)
- Double bedroom with built in storage
- Use of communal living area and laundry room
- \*\*No onward chain\*\*









# PROPERTY DESCRIPTION

The property has been well maintained over the years, with a main living space benefitting from a dining area (once a second bedroom, and could be again) as well as french doors out to your private patio. The location of the apartment is as such that people making use of the communal gardens would have little to no reason to pass by the patio area, making it really rather private. The kitchen is neutral and is fully equipped with all appliances, including washer and drier, though the building does benefit from a communal laundry room as well. The bedroom is a good sized double, and the bathroom has been finished once again to a good standard. The hallway is home to two large storage cupboards. The building also benefits from a large communal lounge area for use of the residents.

The apartment comes with an allocated parking space.













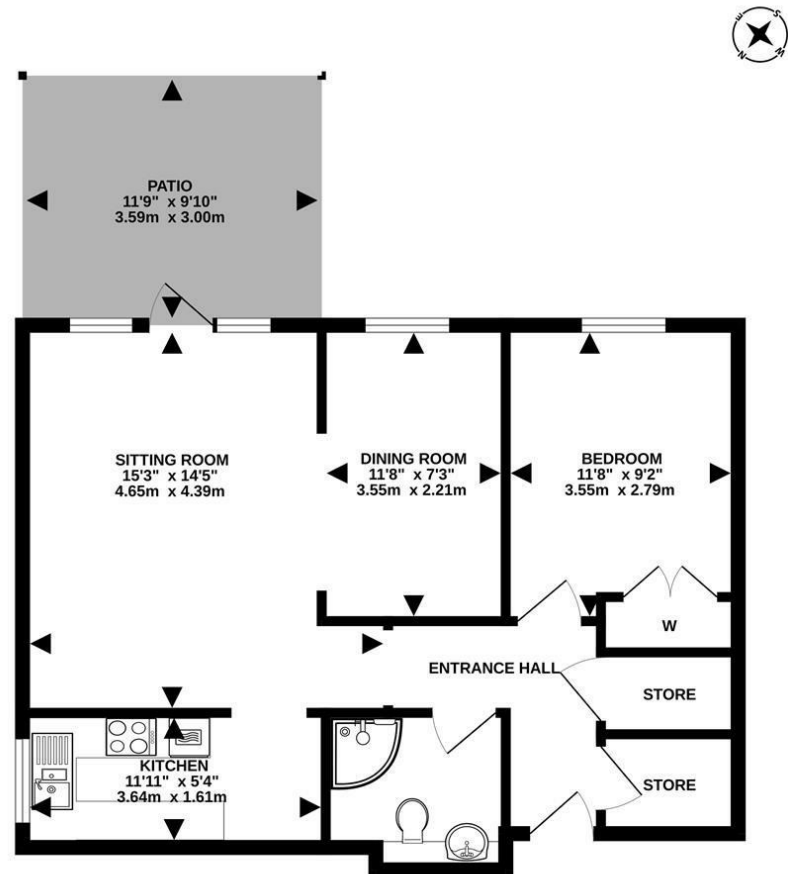
# PROPERTY DESCRIPTION



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. 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 817 718.





GROUND FLOOR  
579 sq.ft. (53.8 sq.m.) approx.

TOTAL FLOOR AREA: 579 sq.ft. (53.8 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			
(69-80) C		76	78
(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	

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

TENURE: Leasehold

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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