

Kennedys'

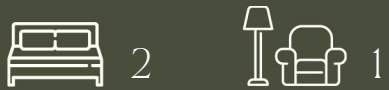
01737 817718

kennedys-ipa.co.uk
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21, Corner Farm Close
Tadworth
KT20 5SJ

Kennedys' are delighted to be asked to sell this delightful 2-bedroom, 2-bathroom, ground floor apartment which was formerly the "Show Apartment" which is offered for sale with No Onward Chain.

£335,000



- Ground floor apartment
- Allocated private parking space
- Voice entry system

- **No Onward Chain**
- Master bedroom with ensuite shower room
- Communal Gardens





PROPERTY DESCRIPTION

Situated at the end of a sought after cul de sac, we are delighted to offer this delightful ground floor, 2-bedroom, 2-bathroom apartment, offered with no onward chain. The apartment which was formerly the 'Show Apartment' is beautifully presented throughout. The sitting room has a double aspect and is divided from the kitchen by a large glass sliding service window. The apartment is served with gas fired heating by radiators and is double-glazed throughout. To the outside there is an allocated parking space, very close to the patio doors, and well-maintained communal lawns and grounds.

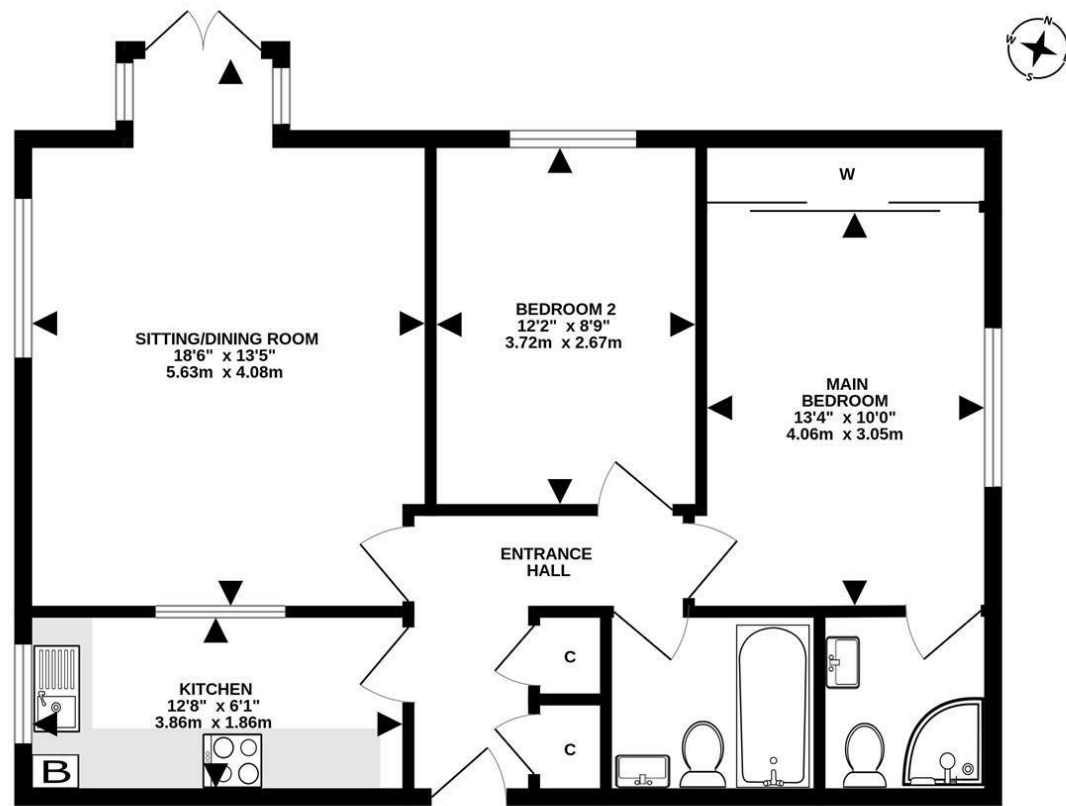
Tadworth village is within a short walk and is well served by local shops and facilities including independent traders such as butcher, fishmonger, baker, dry cleaner, vet, and hairdressers as well as restaurants and a village supermarket.

Tadworth railway station is on the London Bridge line, with connections from East Croydon station to Victoria Station and the West End. Within a radius of around 8 miles from Tadworth, there is a wide variety of schools within both the state and private sector, which offer a very good education at all school-age levels, including Tadworth Primary School, Chinthurst Prep School, Tadworth Primary School and the renowned City of London Freeman's School, Reigate Grammer School and Epsom College. Tadworth Leisure Centre provides various public social and sporting facilities, including a swimming pool. Within an area of three or four miles there are several golf and tennis clubs, which have a paying membership, and a sports centre and swimming pool in Epsom, which is open to the public.

We would certainly recommend an internal viewing of this apartment. For further information, or to arrange a private viewing please contact us on 01737 817718.







GROUND FLOOR

TOTAL FLOOR AREA : 721 sq.ft. (67.0 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		76	77
(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	

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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: Reigate & Banstead

TAX BAND: D

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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