

## St. Monicas Road Tadworth, KT20 6DF

A beautiful modern TWO DOUBLE BEDROOM luxury apartment with EN-SUITE, MAIN BATHROOM, OPEN PLAN KITCHEN/LOUNGE AREA, TWO UNDERGROUND PARKING SPACES plus RESIDENTS GYM within a gated development. All is located a short walk from mainline station and local shops at Kingswood. There is lift, stair access and zoned under floor heating in all rooms. An internal inspection is recommended. SHARE OF FREEHOLD. SOLE AGENTS. NO CHAIN

Asking Price £375,000 - Leasehold - Share of Freehold





## COMMUNAL ENTRANCE

Stairs and lift, giving access to the:

## PRIVATE FRONT DOOR

Giving access through to the:

## ENTRANCE HALLWAY

Tiled floor. Storage cupboard with washing machine and plenty of storage. Thermostat control

## OPEN PLAN KITCHEN/LIVING ROOM

Triple aspect room.

## KITCHEN AREA

A range of wall and base kitchen cupboards/drawers including an under counter wine cooler. Four ring gas hob and gas cooker below with stainless steel splashback. Fitted fridge freezer. Stainless steel sink with mixer tap. Tiled floor. Cupboard housing the boiler. Downlighters. Extractor fan. In-built sound system. Window.

## LIVING ROOM AREA

Large double glazed floor to ceiling windows and single door to the Juliet balcony.

## MASTER BEDROOM

Large double glazed window to the front. Central feature light. Speaker system. Fitted wardrobes. Thermostat control. Door to the:

## EN-SUITE

Enclosed shower cubicle. Low level WC. Wash hand basin with mixer tap Fully tiled. Heated towel rail. Downlighters. Extractor fan.

## BEDROOM TWO

Double glazed windows to the front. Fitted wardrobes. Thermostat control. Central feature light. In-built sound system. Additional cupboard for storage and houses the fuse board.

## FAMILY BATHROOM

Wash hand basin with mixer tap. Low level WC. Heated towel rail. Fully tiled. Extractor fan. Jacuzzi bath with overhead shower and glass shower screen. Downlighters.

## RESIDENTS GYM

## OUTSIDE

## PARKING

Two allocated underground parking spaces.

## LEASE

108 years remaining.

## MANAGEMENT FEES

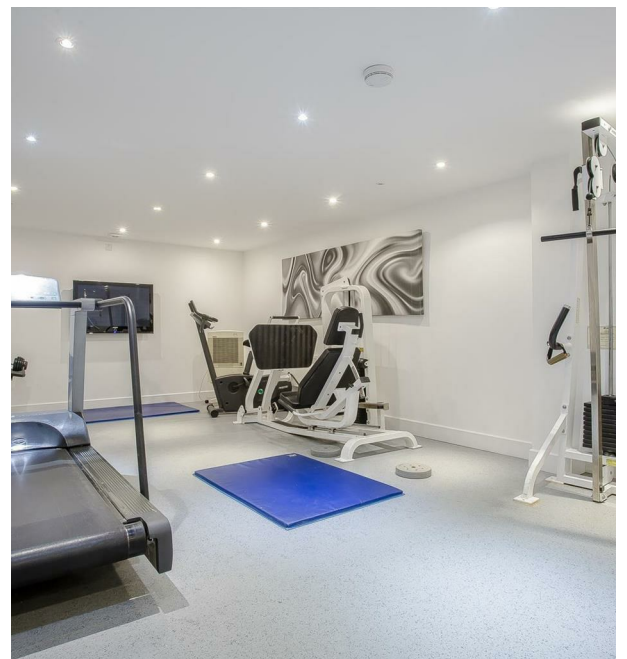
Approximately £1,295 per half year.

## GROUND RENT

Nil.

## COUNCIL TAX

Reigate & Banstead BAND E £2,859.20 2024/25



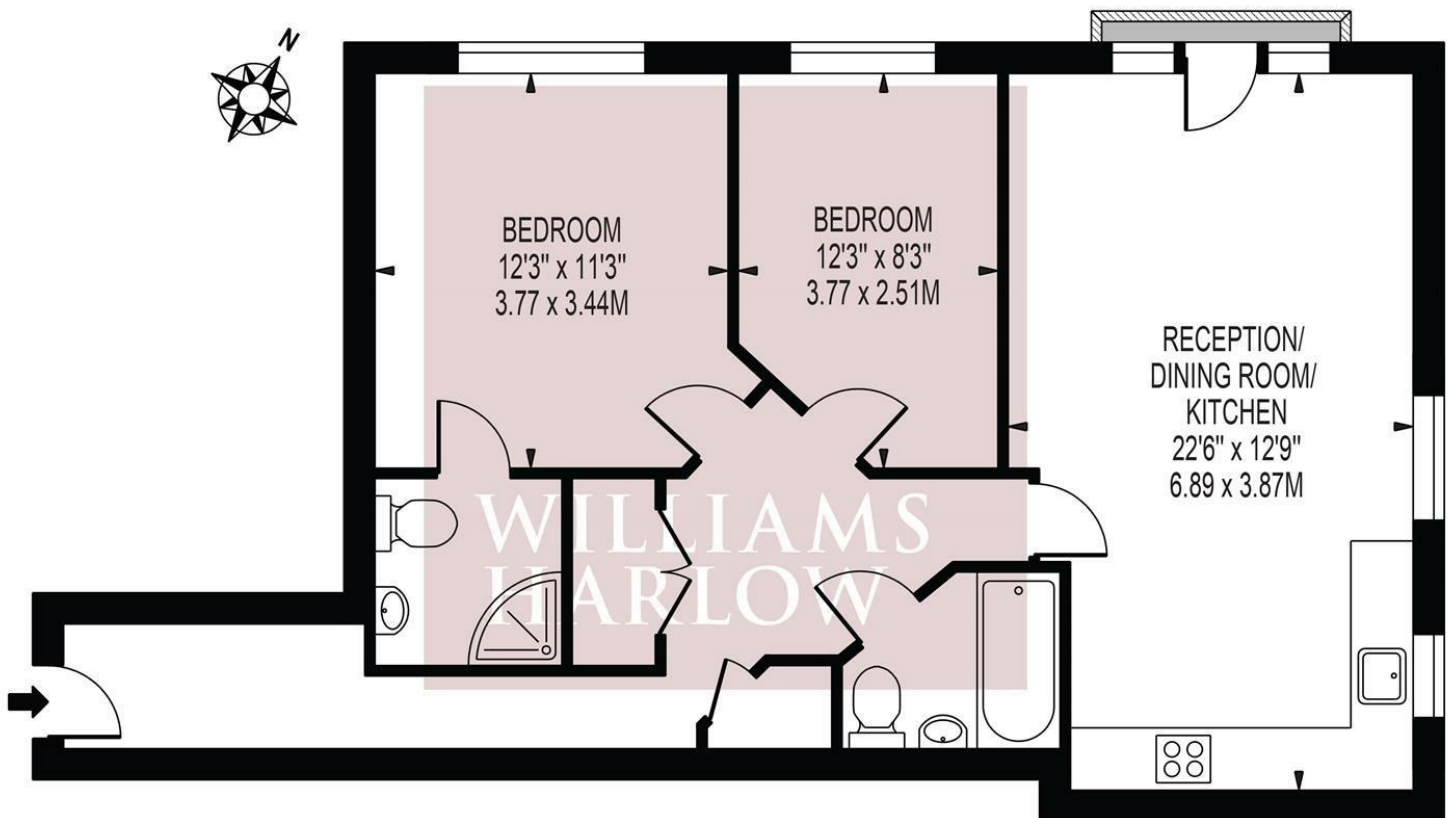


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**WILLIAMS  
HARLOW**

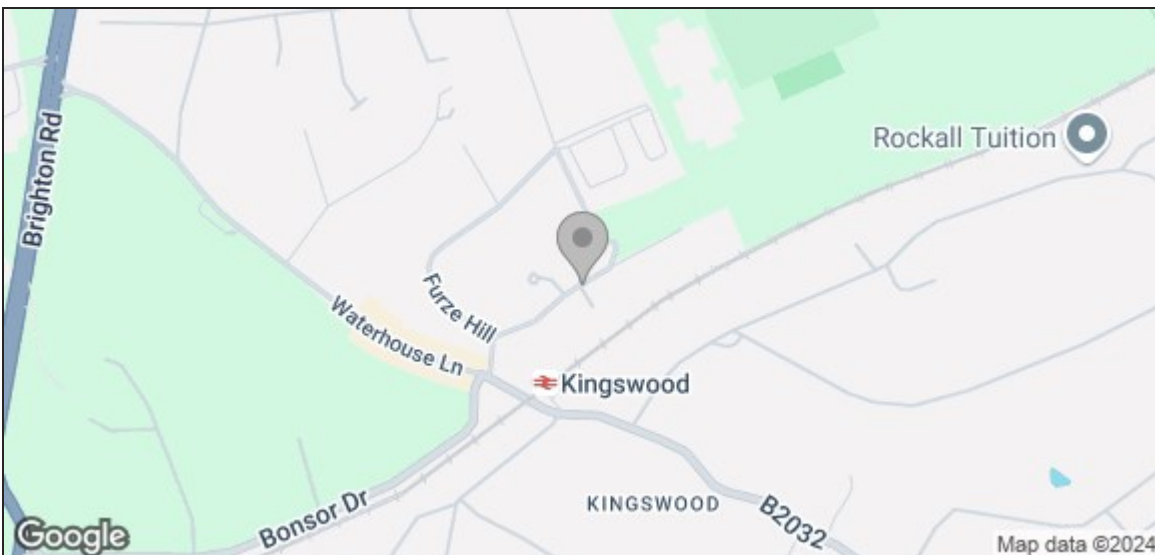
## CHESHAM HEIGHTS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 753 SQ FT - 69.92 SQ M



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THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(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	