

The Avenue Tadworth, Surrey KT20 5DT

This spacious GROUND FLOOR apartment offers a delightful blend of comfort and convenience. All within a short walk to Tadworth Village offering a range of local amenities, including shops, cafes, and parks. Featuring a spacious lounge/diner, perfect for entertaining guests or enjoying quiet evenings at home. TWO DOUBLE BEDROOMS making an ideal space for individuals, couples, or small families seeking a peaceful retreat in a vibrant community. PRIVATE PATIO AREA. One of the other standout features of this property is its proximity to Tadworth train station, making it excellent for commuters with direct routes to and from the city centre. SOLE AGENTS. NO CHAIN.

Asking Price £399,950 - Share of Freehold



COMMUNAL ENTRANCE

Giving access to the:

PRIVATE FRONT DOOR

Hardwood front door giving access through to the:

ENTRANCE HALL

Radiator. Cupboard providing storage and housing the fuse board and meters. Further storage cupboard. Thermostat for the central heating.

LOUNGE/DINING ROOM

Large double glazed window overlooking the private patio and French doors giving access to the patio area. Coving. Fireplace feature with wooden mantel and surround with marble insert and hearth with electric fire. 3 x radiators.

KITCHEN

Roll edge work surface incorporating a stainless steel sink drainer. Inset electric hob with electric oven below and extractor above. A comprehensive range of eye level cupboards and cupboards/drawers below the work surface. Space for dishwasher. Eye level cupboard housing the gas boiler for the central heating system. Tiled splashback. Tiled flooring. Coving. Double glazed window to the front overlooking the attractive communal gardens.

BEDROOM ONE

Double glazed windows overlooking the communal gardens at the rear. Coving. Built in wardrobes. Radiator.

BEDROOM TWO

Double glazed window to the front. Radiator. Fitted wardrobes.

SHOWER ROOM

Obscured double glazed window to the side. Large walk in shower cubicle with power shower. Low level WC. Pedestal wash hand basin.

Shaver point. Fully tiled walls and tiled floor. Coving.

WC

Low level WC. Pedestal wash hand basin. Tiled splashback. Tiled floor. Radiator. Obscured glazed window to the front. Coving.

OUTSIDE

PRIVATE PATIO AREA

Located immediately to the rear of lounge/dining room which looks out onto the communal gardens.

GARAGE

There is a parking space in front of the garage. The garage is accessed via a metal up and over door.

LEASE

To be confirmed.

MAINTENANCE CHARGES

£1,822 per annum (£911 each half year)

GROUND RENT

Nil - Share of freehold

COUNCIL TAX

Reigate & Banstead BAND D £2,339.35 2024/25



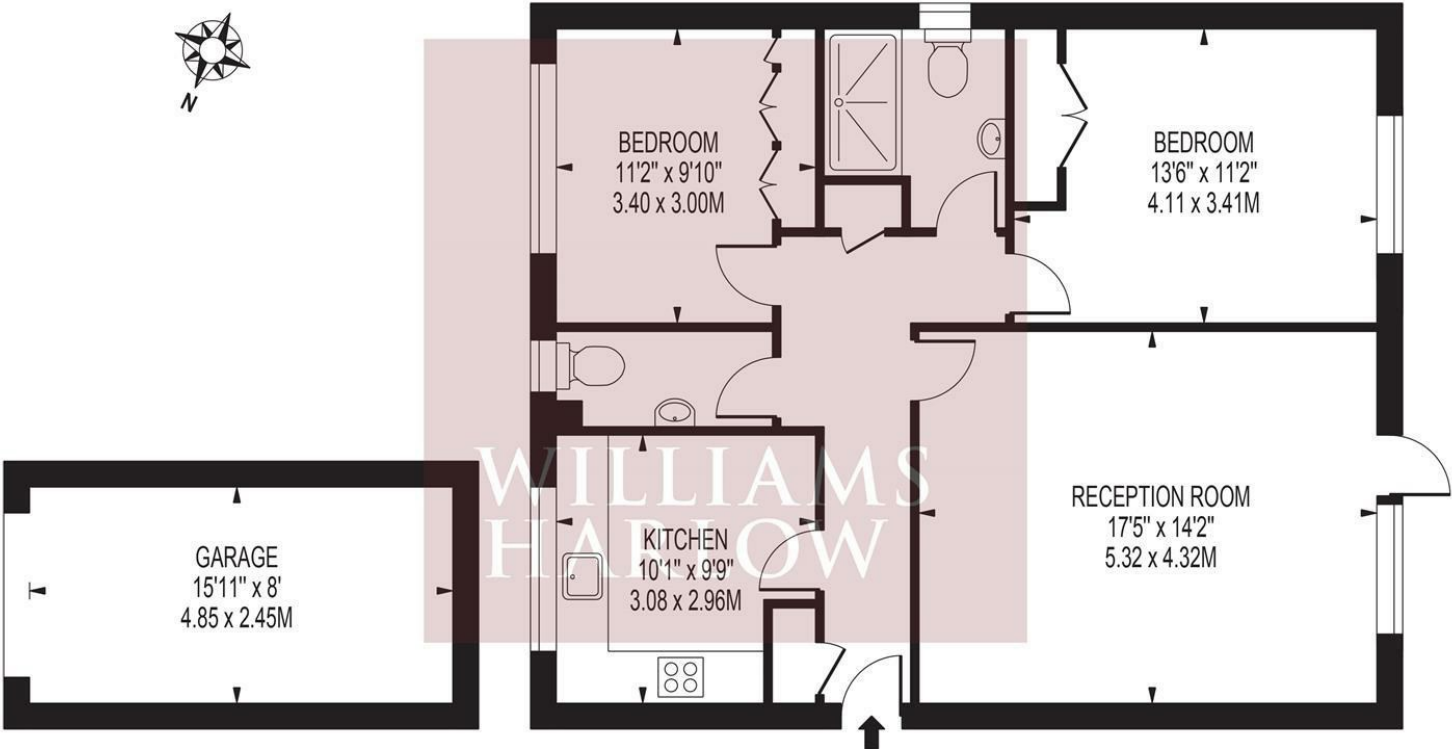
Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

WILLIAMS
HARLOW

KINGS COURT

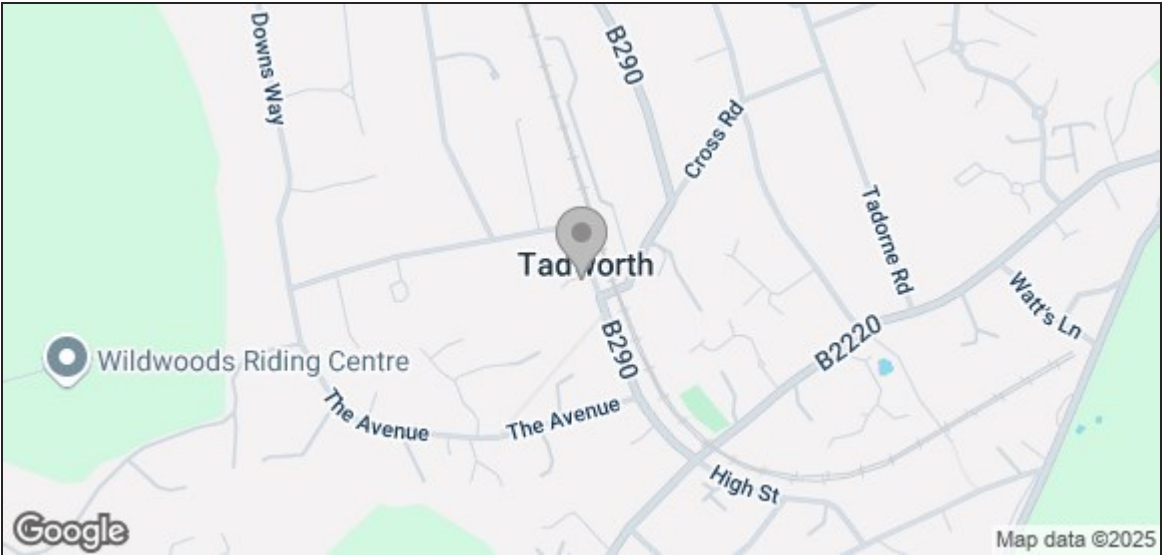
APPROXIMATE GROSS INTERNAL FLOOR AREA: 785 SQ FT - 72.95 SQ M
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 128 SQ FT - 11.88 SQ M



FOR ILLUSTRATION PURPOSES ONLY

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		
(69-80) C	76	77
(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		