



St. Monicas Road, Tadworth,
£425,000 - Leasehold



**WILLIAMS
HARLOW**











A rare opportunity to acquire a modern purpose built ground floor luxury apartment benefitting from en-suite facilities to the master bedroom plus an additional bathroom. This exclusive gated development also provides a private patio, two undercover parking spaces alongside a feature kitchen with all integral appliance, separate utility room and resident's gym. The property is within easy reach of Kingswood Village with a local range of shopping facilities and Kingswood rail station which provides direct access to London Bridge. **SOLE AGENTS. NO ONWARD CHAIN**

COMMUNAL ENTRANCE

Giving access to the communal entrance lobby from either the front or rear. Stairs and lift which provide access to the:

LOWER GROUND LEVEL

Which gives access to the:

PRIVATE FRONT DOOR

Leading through to the:

ENTRANCE HALL

The property overall benefits from zoned underfloor heating. Tiled floor. Downlighting. 2 x large built in cupboards.

LOUNGE

A bright and sunny southerly aspect room with an additional window to the side. The room benefits from underfloor heating and double opening doors which are set into a bay providing direct access to the:

PRIVATE PATIO

Principally paved with a low rising brick retaining wall enjoying a pleasing outlook over the communal gardens. The patio also benefits from returning to the side of the property where there is an outside tap. There is outside lighting to the rear.

MODERN KITCHEN

A good sized kitchen with a modern range of wall and base units comprising of work surfaces incorporating a sink drainer

with mixer tap. A comprehensive range of cupboards and drawers below the work surface with plinth lighting. Range of integrated appliances which include a wine fridge dishwasher, fridge and freezer. One of the eye level cupboards houses the gas central heating boiler. Window to the side. Extractor. Downlighters. Tiled floor with underfloor heating. Doorway to the:

UTILITY ROOM

The property benefits from its own separate utility with a run of work surfaces with matching units to the kitchen with an inset stainless steel sink drainer with mixer tap. Spaces for two domestic appliances and eye level cupboards. Tiled floor with underfloor heating. Downlighters. Extractor.

MASTER BEDROOM

Enjoys a bright and sunny outlook across the communal gardens. Benefits from built in wardrobes providing useful hanging and storage. Underfloor heating. Doorway to the:

RE-MODELLED EN-SUITE

Large walk in shower with rainfall shower head and hand held attachment. Wash hand basin with mixer tap and cupboard below. Low level WC. Mirrored cabinet. Shaver point. Part tiled walls. Downlighters. Ceiling mounted extractor. Underfloor heating.

BEDROOM TWO

A good sized double bedroom with a lovely open outlook. Window to the rear. Underfloor heating. Built in wardrobes.

BATHROOM

White suite. Panel bath with independent shower above and glass shower screen. Wash hand basin with mixer tap and cupboard below and mirrored cabinet above. Low level WC. Part tiled walls. Tiled floor with underfloor heating. Heated towel rail. Downlighters. Ceiling mounted extractor.

COMMUNAL FACILITIES

The property has welcoming and well maintained impressive

communal lobby areas. Nearby the property there is a well equipped GYM for the use of the residents.

PARKING

There are two undercover parking spaces located to the rear.

COMMUNAL GARDEN

Wrought iron fencing surround the development with electronic security gates restricting non permitting vehicular access. The communal gardens are mainly focused at the rear and comprise of areas of level lawn, flower/shrub borders and are well maintained by the management company.

LEASE

Approximately 108 years remaining.

MAINTENANCE CHARGE

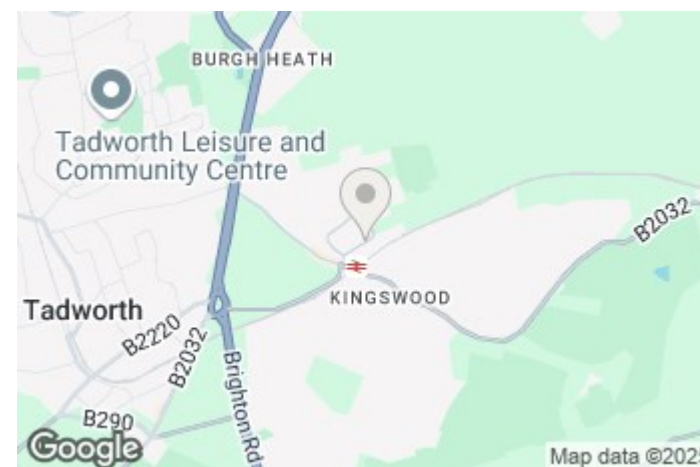
£1,168.50 per half year.

GROUND RENT

Nil.

COUNCIL TAX

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



Banstead Office

Call: 01737 370022

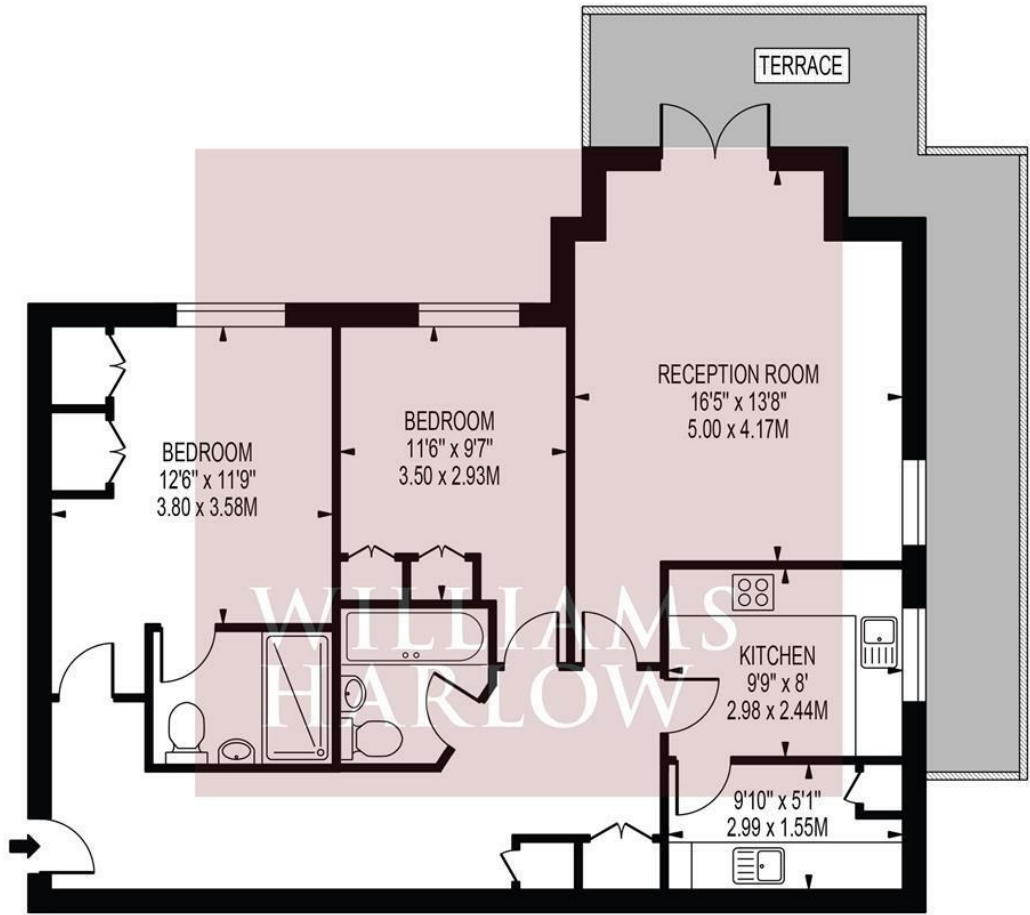
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CHESHAM HEIGHTS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 922 SQ FT - 85.62 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	83	83
(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

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