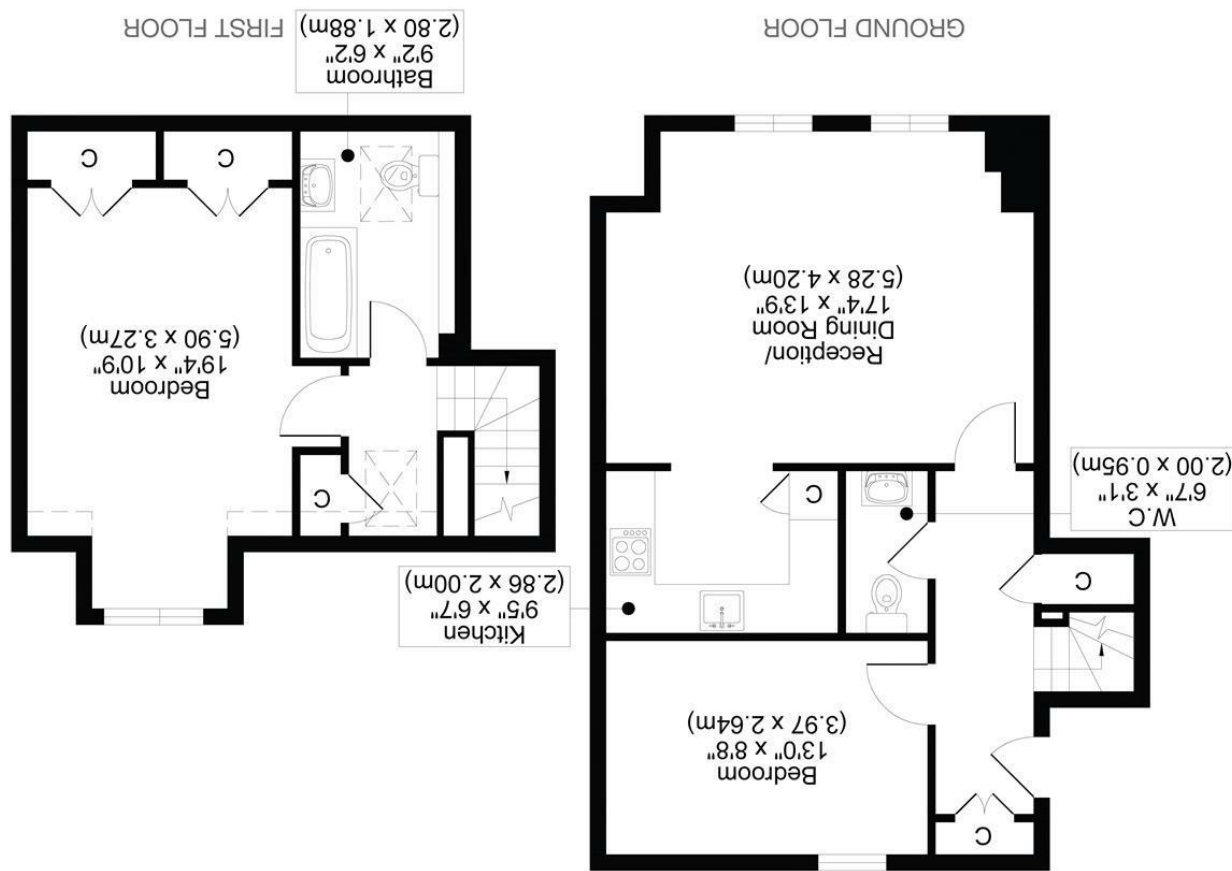




All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



YEOMAN COURT, REIGATE ROAD, KT20
 TOTAL APPROX FLOOR PLAN AREA INCLUDING RESTRICTED HEAD HEIGHT 848 SQ.FT (79 SQ.M)
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING RESTRICTED HEAD HEIGHT 837 SQ.FT (78 SQ.M)



REIGATE ROAD, TADWORTH KT20 5NU

GUIDE PRICE £350,000

GUIDE PRICE £350,000 - £375,000

CHRISTIES ARE PROUD TO OFFER THIS FABULOUS TWO DOUBLE BEDROOM DUPLEX APARTMENT OVERLOOKING THE GREEN AT BURGH HEATH. THE APARTMENT IS SET OUT OVER THE FIRST AND SECOND FLOORS, ADDING TO THE SENSE OF SPACE.

THE FIRST FLOOR OFFERS A WELCOMING ENTRANCE HALLWAY WITH UNDERSTAIRS STORAGE, DOUBLE BEDROOM, CLOAKROOM, AND LIVING/DINING ROOM WITH A BEAUTIFULLY PRESENTED OPEN PLAN KITCHEN. THE KITCHEN FEATURES FULLY INTEGRATED APPLIANCES AND AMPLE KITCHEN UNITS. TO THE SECOND FLOOR IS THE LARGER DOUBLE BEDROOM WITH BUILT-IN WARDROBES AND ACCESS TO THE EAVES. THE MAIN BATHROOM IS ALSO SITUATED ON THE SECOND FLOOR. THE PROPERTY BENEFITS FROM ALLOCATED UNDERCOVER PARKING BAY AND COMMUNAL STORAGE AREA WITHIN THE COURTYARD.

BURGH HEATH IS SITUATED IN BETWEEN EPSOM DOWNS, BANSTEAD, AND KINGSWOOD. IT IS A POPULAR RESIDENTIAL AREA OFFERING A VARIETY OF PROPERTIES. IT IS CONVENIENTLY SITUATED, WITH EASY ACCESS TO AMENITIES AND COUNTRY/WOODLAND WALKS. THE AREA IS IDEALLY SITUATED FOR TRANSPORT LINKS WITH EXCELLENT ACCESS TO THE M25 AND LOCAL AMENITIES FOR VARIED SHOPPING NEEDS.

YEARS REMAINING: 104 YEARS.

GROUND RENT: £130 PER ANNUM (PAID SIX MONTHLY)

SERVICE CHARGE: £1900 PER ANNUM (PAID SIX MONTHLY)

- DUPLEX APARTMENT
- BEAUTIFULLY PRESENTED
- ALLOCATED COVERED PARKING
- LOCAL TO AMENITIES AND TRANSPORT LINKS
- EPC RATING C
- COUNCIL TAX BAND D

