



Dorking Road, Tadworth

The **PERSONAL** Agent

# £390,000

## Leasehold

- Two bedrooms
- Fully fitted kitchen
- Modern bathroom
- Double glazing and gas central heating
- Communal gardens
- lounge with balcony
- Bedroom with ensuite
- Lift access
- 2 parking spaces
- Close to Tadworth

This very spacious two bedroom, two bathroom apartment is presented in very good order throughout and is situated within this stylish modern apartment block on the edge of Tadworth village.

Morris House is a sought after modern development located within easy walking distance of Tadworth village with its excellent local shops, restaurants, well regarded schools and train station.

The accommodation comprises of a Communal entrance with lift access, entrance hall with large



storage cupboard, size sitting-dining room with Juliette balcony and adjoining modern fitted kitchen with integrated appliances.

The Master bedroom has fitted wardrobes and an ensuite shower room, second bedroom, and a spacious family bathroom.

Double glazing and gas central heating complete this fine property.

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restaurants, well regarded schools and train station.

The Grumpy Mole restaurant is within a few moments walk as are the acres of open countryside on Walton Heath. The M25 junction 8 is a short drive away giving easy access to Gatwick and Heathrow airports. No onward chain.

Council Tax Band E.  
Maintenance charge £1800 PA.  
GR £450 PA.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	88	88
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

