



55 The Avenue, Tadworth

The **PERSONAL** Agent

£465,000

Share of Freehold

- Spacious first floor apartment
- Lift access
- Good size sitting-dining room
- Master bedroom with en-suite
- Fitted kitchen-breakfast room
- Good size bedroom two
- Modern fitted bathroom
- Moments from the village
- Parking
- No onward chain

A very spacious modern two double bedroom, two bathroom, first floor apartment situated in this sought after village development.

Lift access, parking and moments from the village and no onward chain.

A bright and airy communal entrance hall leads to the stairs and/or lift to the first floor. The apartment has a good size entrance hallway with storage, the double aspect 16' sitting-dining room has a floor to ceiling central window giving a very nice outlook and centrally fitted gas fire.

The kitchen-breakfast room is fitted with modern units and has integrated appliances, bedroom one has a separate dressing area with fitted wardrobes and ensuite bathroom with bath and shower. There is also



a modern fitted family bathroom and bedroom two is a good size and has a built in wardrobe.

The property is fully double glazed, has gas central heating and has secure security access.

Outside there are attractive communal gardens and parking space.

Ideally located within a few minutes walk of Tadworth village with its excellent local shops, restaurants, cafes and train station with direct link to London Bridge.

There are well regarded schools within the village and acres of open countryside on nearby Epsom Downs And Walton Heath.

The nearby A217 affords easy access to larger towns

and the M25 at junction 8.

Tenure - Share of Freehold
Annual ground rent amount (£) - N/A
Annual service charge amount (£) - 2280.00
Council tax band - E

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.

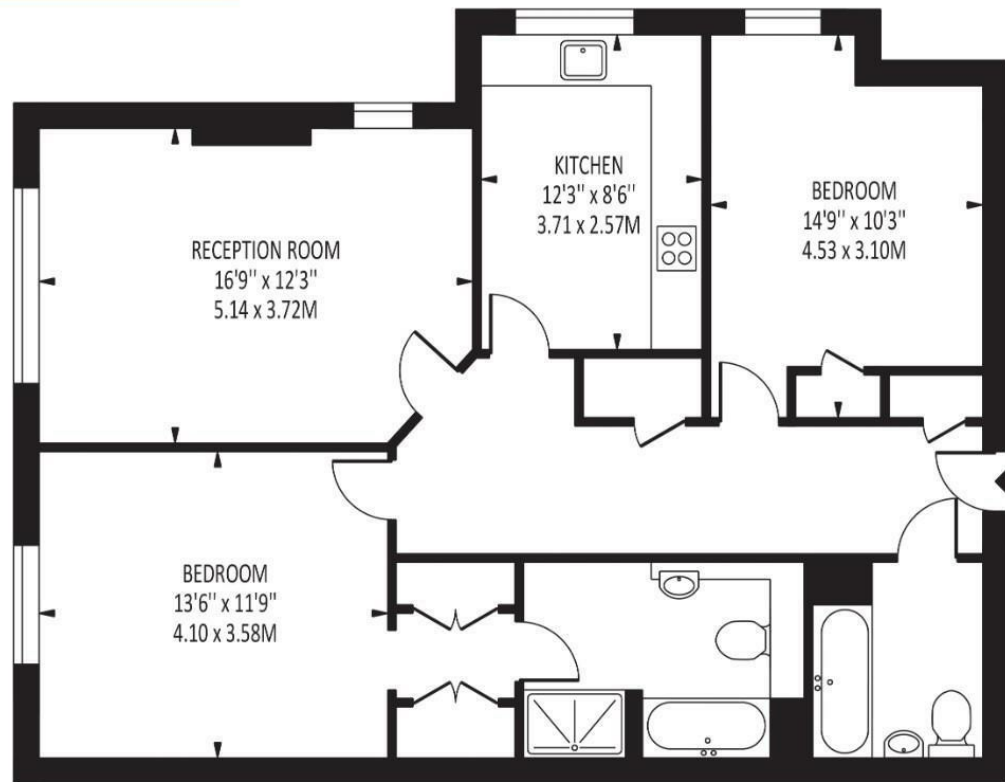




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Newlands

Total Area: 944 SQ FT • 87.73 SQ M



Disclaimer: 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 of 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	78	80
(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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LETTINGS & MANAGEMENT
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The
PERSONAL
Agent

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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.

