



56 Tadworth Street, Tadworth

The **PERSONAL** Agent

£220,000

Share of Freehold

- One double bedroom
- First floor apartment
- Open plan living/dining space
- Double bedroom with wardrobes
- Overlooking communal grounds
- Walk to Tadworth station
- Private cul de sac
- Residents parking



Located in a private cul-de-sac in Tadworth, The Personal Agent are delighted to welcome to the market this beautifully presented one double bedroom first floor apartment, situated in a peaceful position yet within easy reach of Tadworth high street and station.

Being so close to Tadworth high street and station, as well as being excellently presented throughout, this wonderful apartment offers a great opportunity for investors, first time buyers and downsizers alike.

The accommodation comprises of an entrance hallway, which leads into the bright and spacious living dining space, which has an open plan feel with access into the kitchen completed with ample storage space.

Along the hallway there is a modern family bathroom, as well as the primary bedroom with built in

cupboards, which has an outlook over the communal gardens.

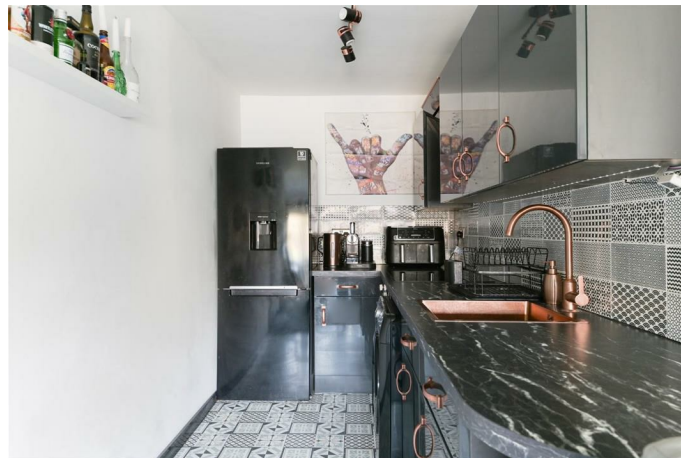
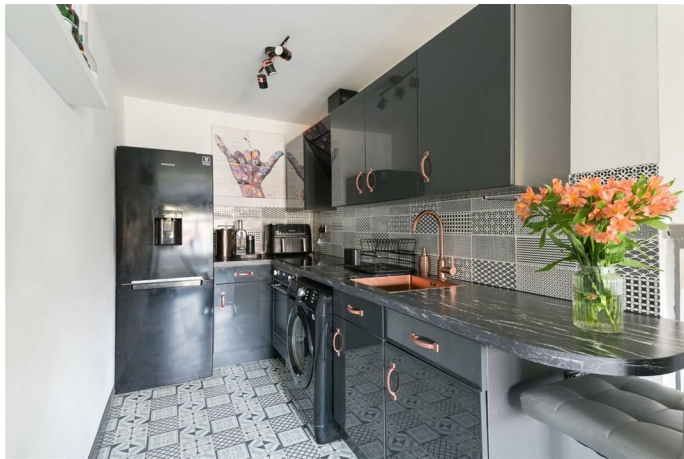
Tadworth Village is ideally situated for transport links to surrounding towns, such as Banstead, Epsom, Ewell & Sutton as well as the M25 which in turn provides access to Heathrow & Gatwick airports. The area is also well served by railway networks from Tadworth station into London Victoria and London Bridge and the local bus routes include Sutton, Banstead, Epsom, Redhill & Reigate.

The nearby Epsom Downs is best known for its racecourse and surrounding open countryside, ideal for walking the dog or going for a leisurely walk, well served by local pubs and restaurants, There are a number of excellent local schooling options, in both private & state sectors and Epsom Town centre offers

a range of shopping and recreational facilities.

Tenure - Share of Freehold
Annual service charge amount (including ground rent)
(£) - 1506.38
Council tax band - B

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.



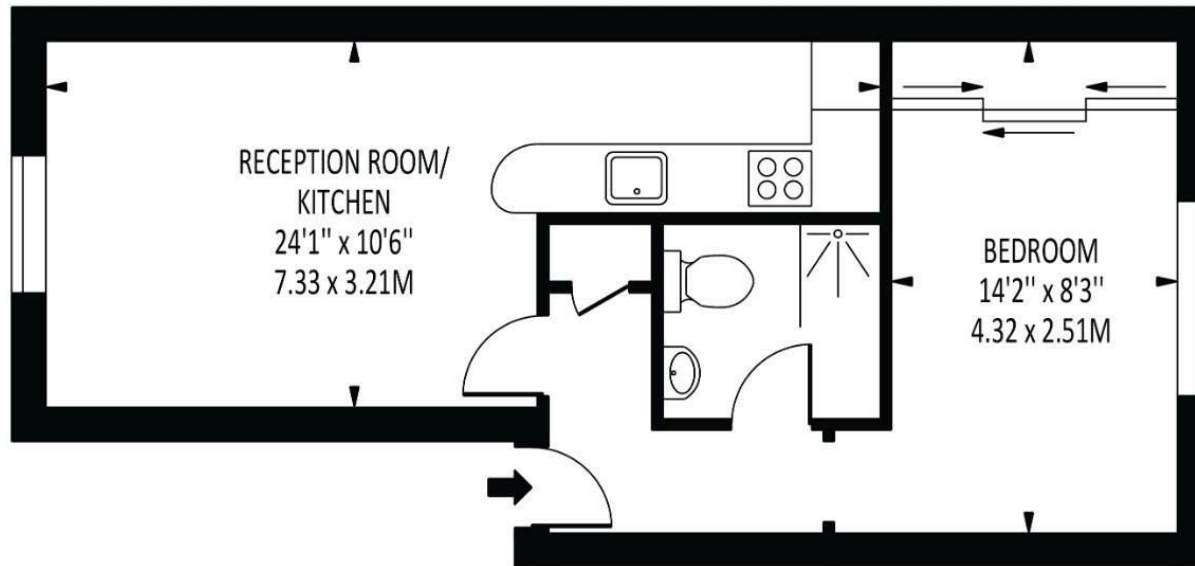
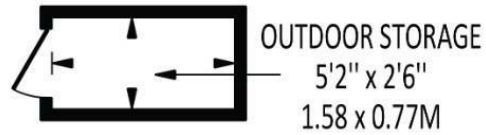


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Russetts

Total Area: 420 SQ FT • 39.02 SQ M
(Including Storage)
Storage Area : 13 SQ FT • 1.22 SQ M



FIRST FLOOR

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	71	79
(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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Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE
62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE
141 High Street
Banstead, Surrey, SM7 2NS
01737 333 699

TADWORTH OFFICE
Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT
157 High Street
Epsom, Surrey KT19 8EW
01372 726 666

The
PERSONAL
Agent

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



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.

