



**The Parade, Burgh Heath, Tadworth, KT20 6AT**



**welcome to**

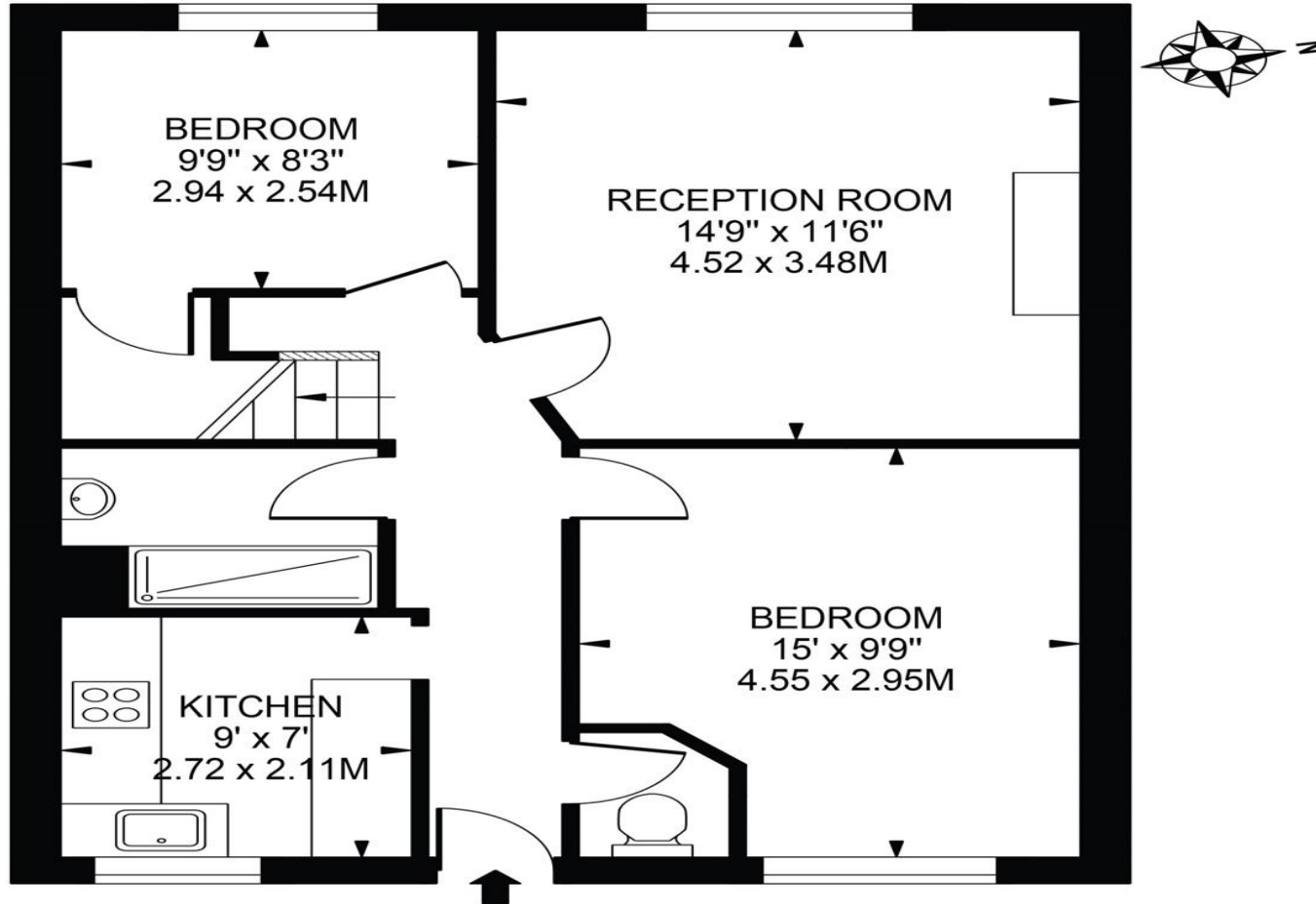
**The Parade, Burgh Heath, Tadworth**

Barnard Marcus are delighted to offer to the market this well presented two double bedroom first floor flat with bathroom with three piece suite, gas central heating, fitted kitchen & no onward chain. It is an ideal first time buy or a perfect buy to let with an expected rental return of £1400pcm



# THE PARADE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 611 SQ FT - 56.73 SQ M



## FIRST FLOOR

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.

This fantastic flat is situated on the Brighton Road parade of shops just off the A217 in Lower Kingswood, Tadworth with Asda Superstore close by as well as a 24hr Little Waitrose.

The property offers two entrances from the front and back, two double bedrooms, a bathroom with three piece suite, a fitted kitchen with electric hob and boiler with gas central heating throughout. There is carpets to living room and bedrooms and lino for kitchen and bathrooms and this property is offered with no onward chain. We have been advised the lease has approximately 143 years remaining and the current service charge is £1800.

This property offers easy access to Kingswood, Tadworth and Banstead village and Epsom and Sutton main high street are an easy commute too.

A rental income of appoximty £1400 is currently achiveable making this property a great potential investment as a buy to let option.

welcome to

## The Parade, Burgh Heath, Tadworth

- First Floor Flat
- Two Double Bedrooms
- Bathroom with Three Piece Suite
- Fitted Kitchen with Electric Hob
- Gas Central Heating Throughout

Tenure: Leasehold EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers over

**£250,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/EPS105842](https://www.barnardmarcus.co.uk/Property/EPS105842)



Property Ref:  
EPS105842 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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