



**Dover Road, TADWORTH, KT20 5FN**

**welcome to**

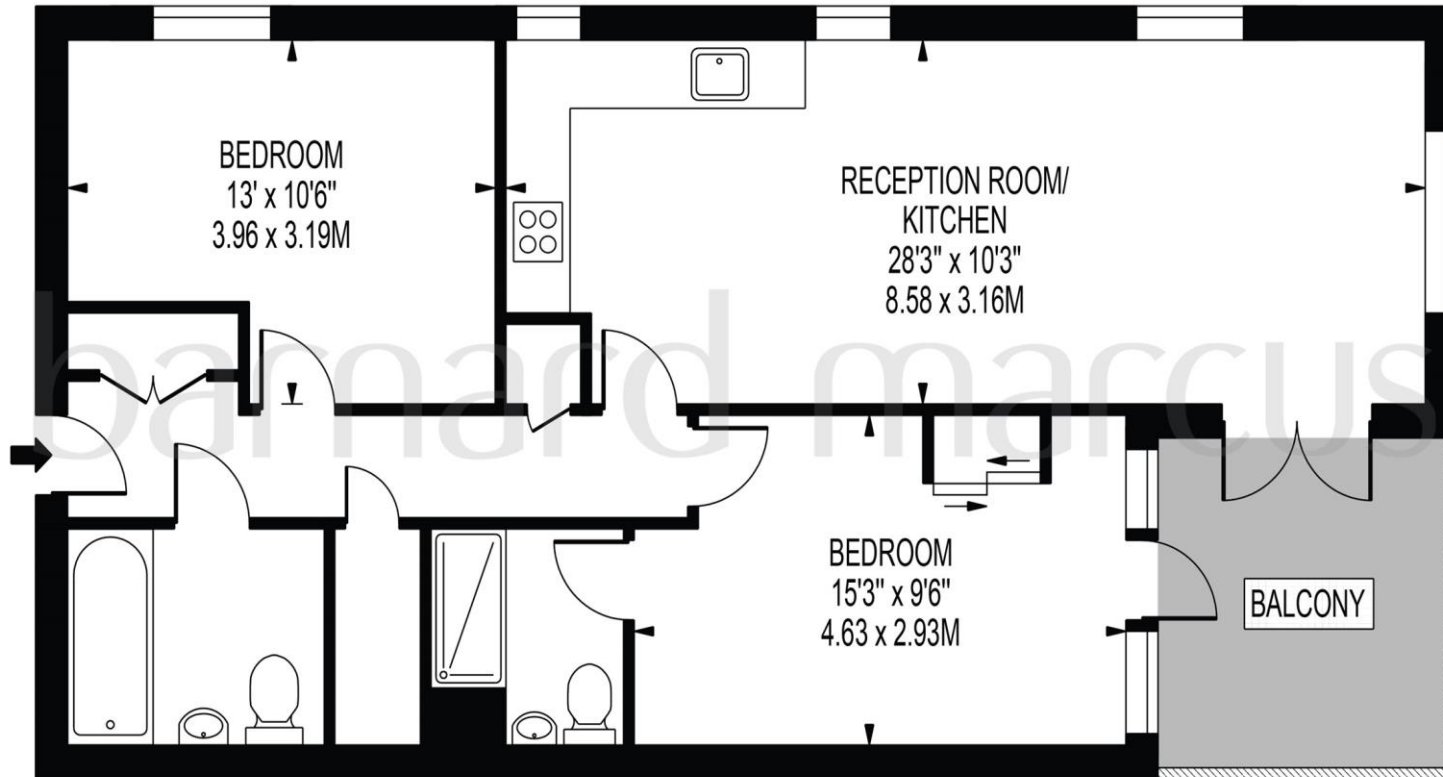
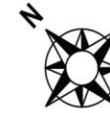
**Dover Road, TADWORTH**

Barnard Marcus are delighted to welcome to the market this fantastic two double bedroom, two bathroom penthouse flat situated in an extremely popular modern development with sit on balcony & gated parking space.



# DOVER ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 757 SQ FT - 70.34 SQ M



## SECOND 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 in a popular modern development in the heart of Tadworth with well-maintained communal gardens & grounds.

This penthouse flat offers parking via a secure gated entrance and there is a smart telecom entrance system.

The flat itself offers two generous sized double bedrooms with the master bedroom offering an en-suite shower room. There is a further family bathroom with white three piece suite too.

The living room is triple aspect and allows an abundance of natural light to flood the room and leads on to a handy sit on balcony via French doors that is also accessible by the bedroom.

There is also a fantastic open plan fitted kitchen with integrated appliances including electric hob and oven with extractor.

This popular development is within a mile of three mainline train stations with frequent direct trains to London and two parades of shops with new agents, co-op, café's and restaurants and within walking distance to Tadworth Leisure centre.

Epsom Downs home of the world famous 'Epsom Derby' is also very close by.

welcome to

## Dover Road, TADWORTH

- Penthouse Flat
- Two Double Bedrooms
- Family Bathroom & En-Suite Shower Room
- Open Plan Fitted Kitchen with Integrated Appliances
- Spacious Living Room

Tenure: Leasehold EPC Rating: B

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 in excess of

**£350,000**



- Sit on Balcony with Access via Living Room & Bedroom
- Allocated Parking Space Through Gated Entrance
- Modern Sit on Balcony with Access via Living Room & Bedroom
- Allocated Parking Space Through Gated Entrance
- Modern & Well Presented Throughout & Well Presented Throughout



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/EPS109456](https://barnardmarcus.co.uk/Property/EPS109456)



Property Ref:  
EPS109456 - 0002

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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