



THE AVENUE

TADWORTH

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3 NEWLANDS, 55 THE AVENUE

TADWORTH, KT20 5ED



LIVING ROOM



2 BEDROOMS



FITTED KITCHEN



2 BATHROOMS

A rarely available ground floor apartment within this sought after private development benefitting from direct access onto the southerly aspect communal gardens to the rear and situated in the heart of the village.

The property is approached via a communal hall with entry phone leading to the reception hall with excellent storage, there is a large lounge with patio doors with sun awning leading to the communal gardens enjoying a southerly aspect, a fitted kitchen, and two double bedrooms. Bedroom one has a dressing area with two sets of wardrobes and has an en suite bathroom with bath and shower and the second bedroom has fitted wardrobes and is opposite bathroom two.

Outside, Newlands enjoys lovely well maintained communal areas including pretty gardens with private and visitor parking areas and this property includes a private garage with a storeroom/workshop to the rear with up and over door, power and light.

The property has gas radiator central heating and double glazing and is offered for sale with a share of freehold and with 104 years unexpired on the lease.

The village centre is within a short walk and offers varied shops including a post office/general store, family butchers and restaurants. Tadworth station on the Tattenham Corner Line has services to London Bridge and Victoria with a journey time of around 50 minutes, and there are bus services to the local centres including Banstead, Epsom and Reigate.

The area is surrounded by countryside including area of outstanding natural beauty at Epsom Downs and Walton Heath where many fine walks can be enjoyed and there are a number of Gastro pubs in the Tadworth area.

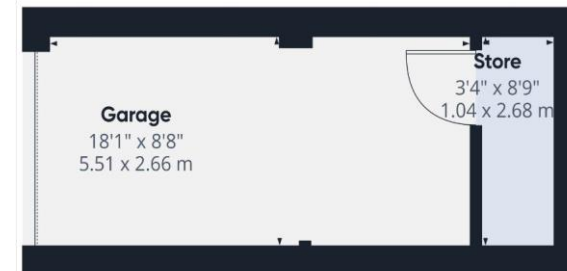
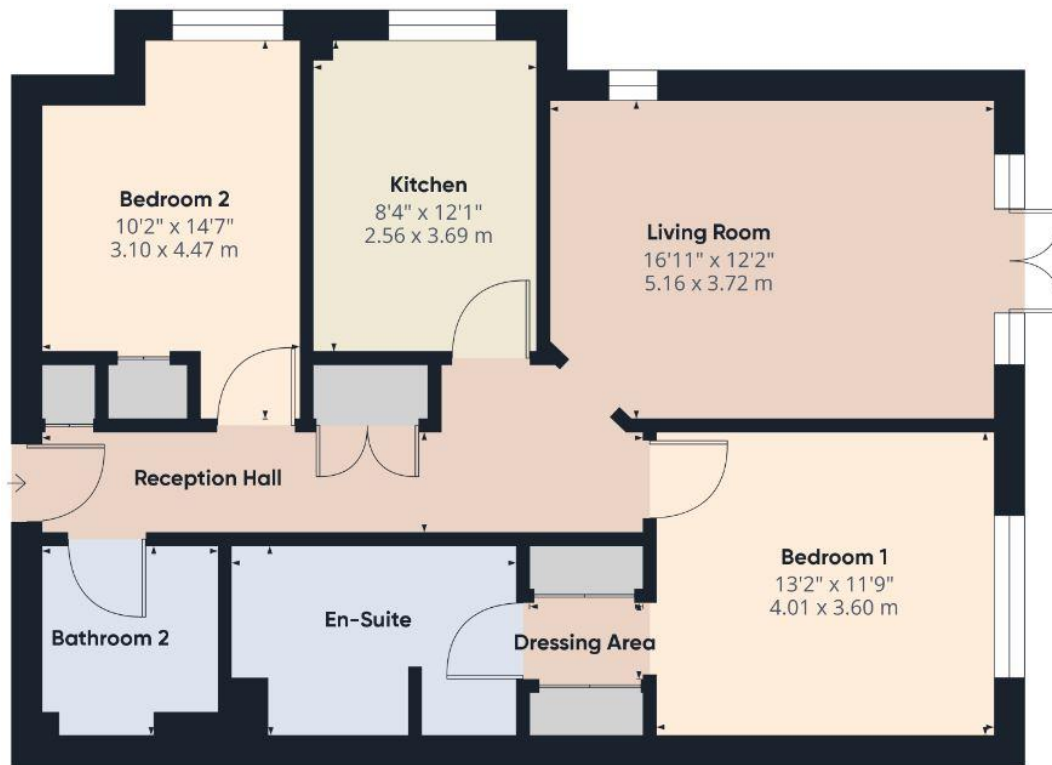
ASKING PRICE: £550,000 SHARE OF FREEHOLD

Council Tax Band E

EPC Rating C

Approx 882.04sq ft | 81.94 M2







WALTON ON THE HILL 61 Walton Street, Walton-on-the-Hill, Surrey KT20 7RZ
01737 814877

IMPORTANT We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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