



# TREGOTHAN HOUSE

TADWORTH

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# TREGOTHAN HOUSE

16 WATERFIELD TADWORTH KT20 5HT



1 RECEPTION ROOMS



OPEN PLAN FITTED KITCHEN



2 BEDROOMS



LUXURY BATHROOM

**APPROX. 656 FT<sup>2</sup> | 61 M<sup>2</sup>**

A bright and airy energy efficient three-year-old ground floor apartment with a 996 year lease and benefitting from modern open plan living/diner/kitchen area and French doors to your own patio area. The property is entered via a communal hall with entry phone security and includes a spacious entrance hall with large storage cupboard, two double bedrooms, luxury bathroom, whilst outside there is an allocated parking bay and a communal bike store.

This 'Turnkey' apartment would ideally suit a first-time buyer or down sizer requiring direct garden access.

There are local shops at nearby Shelveys Hill and Tadworth station provides services to London with a journey time of 50 minutes. There are local bus routes serving the area and schools for all age groups, whilst the M25 can be accessed 3 miles to the south at the Reigate Hill interchange providing swift access to Gatwick Airport.

There are many fine walks that can be enjoyed within the open spaces of Epsom Downs and close-by Tadworth leisure centre and swimming pool.

**ASKING PRICE: £330,000 LEASEHOLD**

EPC RATING B COUNCIL TAX BAND C REMAINING LEASE TERM 996 YEARS









**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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