



Beatrice Square, Tadworth

The PERSONAL Agent

Offers In Excess Of £350,000 Leasehold

- Two double bedrooms
- Gated parking
- Loft storage
- Contemporary en suite to principal bedroom
- Modern open planned kitchen/ family room
- Juliet balcony
- Video entrance
- Well presented throughout

A bright and beautifully presented top floor apartment, forming part of an exclusive two flat development.

This attractive home benefits from secure entry and gated parking, providing both privacy and peace of mind. Ideally positioned just moments from local shops, cafés, and leisure facilities, the property also enjoys excellent transport links, making it perfect for commuters.

For those who enjoy the outdoors, the property is conveniently located near Epsom Downs, renowned for its wide open green spaces and as the home of the world famous Epsom Derby.

A fantastic opportunity to acquire a stylish home in a prime and well connected location.

Set within a highly regarded modern development in the centre of Tadworth, this exceptional top floor apartment offers stylish, light filled living, surrounded by well maintained communal gardens.

The property is accessed via a secure gated entrance and benefits from allocated parking along with a telecom entry system, ensuring both convenience and security.



Internally, the apartment features a spacious dual aspect living room, bathed in natural light, with French doors opening onto a charming Juliet balcony, an ideal spot to relax and unwind. The open plan kitchen is beautifully fitted with a range of integrated appliances, including an electric hob, oven, and extractor, creating a practical and sociable space for everyday living and entertaining.

There are two well proportioned double bedrooms, with the principal bedroom enjoying a contemporary en suite shower room. A modern family bathroom with a white three piece suite serves the second bedroom and visitors.

Combining generous accommodation with a prime village location, this immaculately presented home offers a perfect balance of comfort, style, and practicality. Early viewing is strongly recommended.

Beatrice Square is peacefully situated within the sought-after Tadworth Garden Estate, offering a quiet residential setting while remaining close to a wide selection of highly regarded schools, many rated 'Good' and 'Outstanding' by Ofsted.

Nestled on the North Downs and adjoining Epsom, home to the world famous Epsom Downs Racecourse, the area is surrounded by two Areas of

Outstanding Natural Beauty, as well as a number of National Trust sites. This provides an abundance of open green spaces, ideal for dog walking, cycling, and hiking.

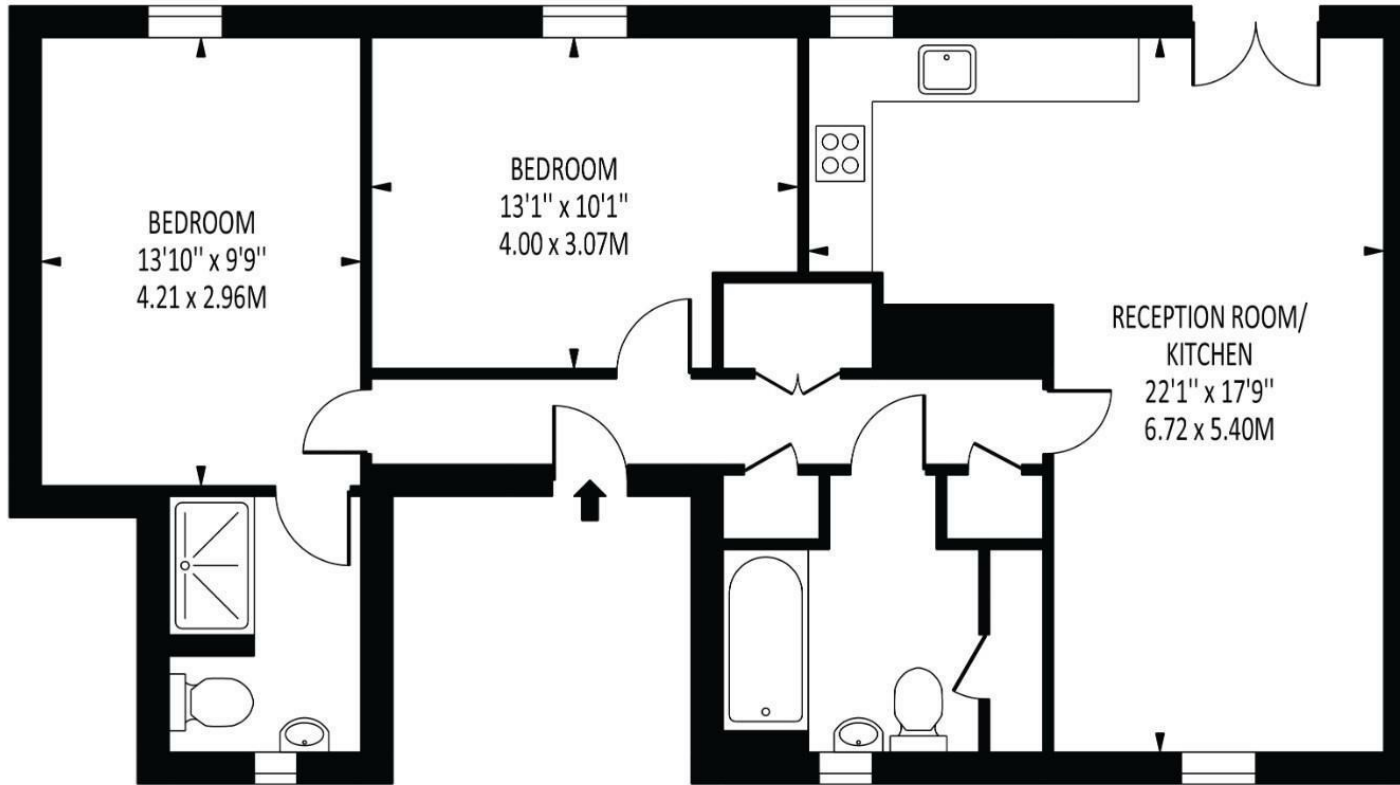
The location is also perfectly suited for commuters, with Tadworth Station offering services to London Bridge in approximately 50 minutes, while Epsom Station provides access to London Waterloo in around 35 minutes. The M25 motorway is approximately a 20 minute drive away, offering convenient connections to both Gatwick Airport and Heathrow Airport.

Tenure- Leasehold
Length of lease (years remaining) - 142
Annual ground rent amount (£) - £300.00
Annual service charge amount (£) - £2430.00
Council tax band - D

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.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(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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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.

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