



Contemporary living in a central location

exclusive to

SAUNDERS

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The Avenue Tadworth KT20

Tadworth Village and Station
less than a 5-minute walk
London by rail 45 minutes
M25 (Junction 8) 4 miles

All times and distances are approximate

A large two double bedroom ground floor apartment in immaculate condition throughout. The property is conveniently located within close proximity to Tadworth village and train station, with links to London Bridge.

- | Communal Hall
- | Entrance Hall
- | Kitchen-Breakfast Room
- | Sitting Room
- | 2 Double Bedrooms
- | Shower-room
- | En-suite Bathroom
- | Allocated Parking
- | Private Rear Terrace
- | Communal Gardens

Price £370,000





This substantial two bedroom ground floor apartment offers great internal space with the benefit of immediate access to the southerly backing communal gardens and private patio. The sitting room is of a generous size with doors opening to the private patio. The two double bedrooms are well proportioned with an en-suite bathroom from the principal bedroom. The Kitchen-Breakfast room is well fitted with clean, shaker-style cabinetry and stone worksurfaces. The property also comes with an allocated parking space and is available immediately with no onward chain.



Waverton is a purpose-built block of just three apartments on The Avenue and in the centre of Tadworth Village. It is within immediate proximity to a number of local amenities with the Rail station, the local shops and several restaurants. Slightly further afield, Tadworth Primary School, Heathcote Medical Centre and Walton on the Hill are all half a mile's walk. Public transport is also of great convenience with a bus stop outside providing access to Epsom, Sutton, Redhill and Gatwick Airport, and the Rail station providing regular services to London Bridge.

Tadworth Village Location | Southerly facing private Patio | En-suite Bathroom to Principal Bedroom | No onward chain | Short distance to popular schools | Modern fitted Kitchen-Breakfast Room | Two double Bedrooms | Just minutes' walk to Tadworth Station | Gas-fired Central Heating | Allocated Parking



Tenure: Share of Freehold
 Local Authority: Reigate and Banstead Borough Council
 Council Tax Band: E
 FFTC Broadband
 All mains services
 To the best of our knowledge on production of this brochure

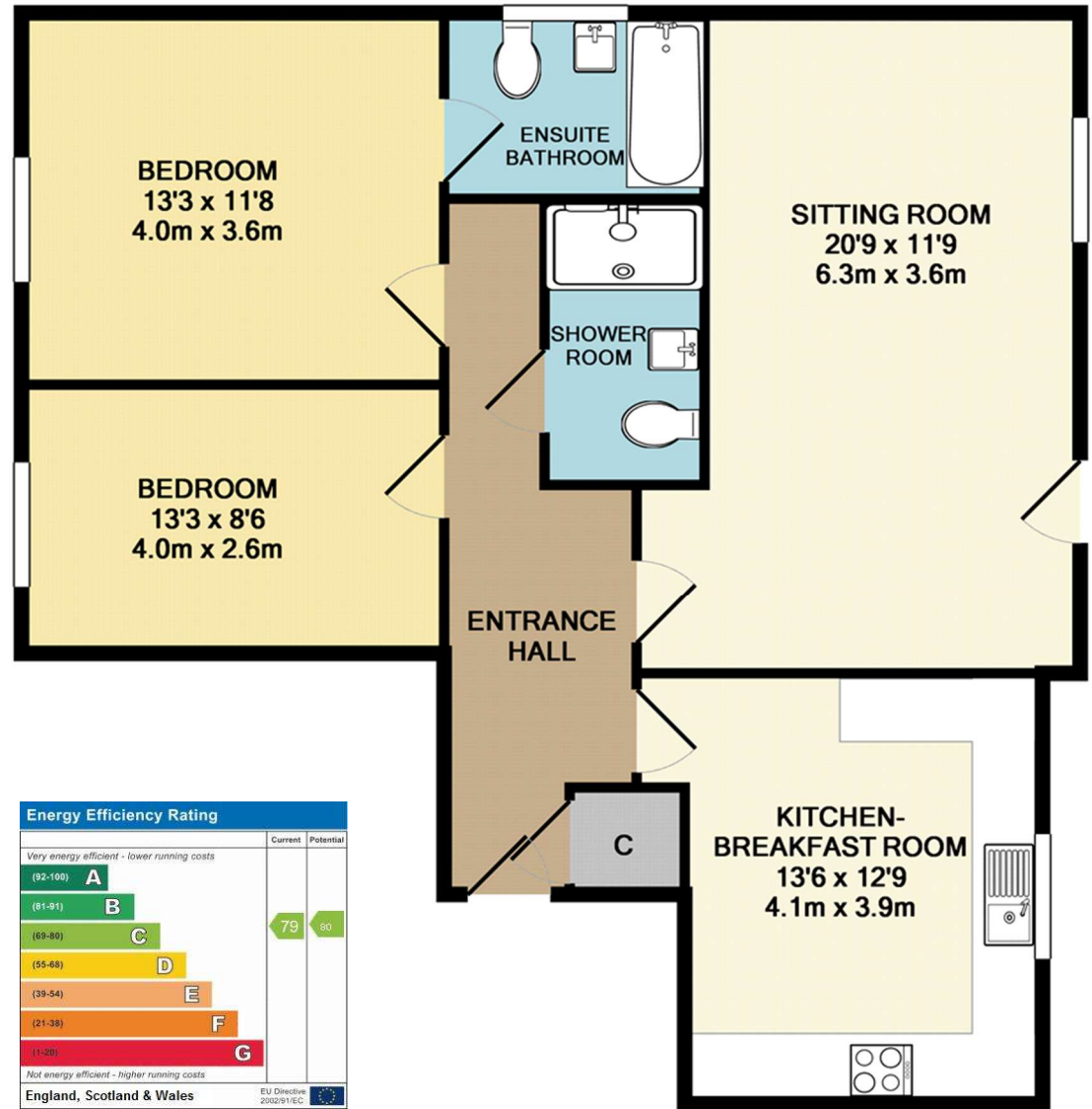
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Viewing
 Please call us to arrange
 a viewing appointment

1 Waterhouse Lane
 Kingswood
 01737 360000

2 High Street
 Banstead
 01737 363333

Residential Lettings
 All Areas
 01737 370700



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	79	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL APPROX. FLOOR AREA 885 SQ.FT. (82.2 SQ.M.)
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