



Aylsham Road, Tadworth

The PERSONAL Agent

# Guide Price £400,000

## Leasehold

- Top floor apartment
- Gated parking
- Two double bedrooms
- En suite shower room to principal bedroom
- Contemporary fully fitted kitchen
- Modern family bathroom
- Cul de sac location
- Excellent space for storage

A bright and beautifully presented top floor apartment set within an exclusive two flat development.

This attractive home benefits from secure entry and gated parking, offering both privacy and peace of mind. Ideally positioned just moments from local shops, cafés and leisure facilities, the property also enjoys superb transport links for convenient commuting.

Nature and leisure lovers will appreciate being close to the iconic Epsom Downs, renowned for its open green spaces and home to the world famous Epsom Derby.

A fantastic opportunity to enjoy stylish living in a prime and well connected location.

This fantastic top floor apartment is set within a highly sought after modern development in the heart of Tadworth, surrounded by beautifully maintained communal gardens and grounds.

Accessed via a secure gated entrance, the property benefits from allocated parking and a smart telecom entry system for added security and convenience.



The apartment offers two generously sized double bedrooms, with the principal bedroom featuring its own stylish en suite shower room. A contemporary family bathroom with a white three-piece suite serves the second bedroom and guests.

The impressive double aspect living room is flooded with natural light, creating a bright and airy atmosphere. French doors open onto a charming Juliet balcony, perfect for enjoying a morning coffee or evening breeze.

Completing the property is a superb open plan fitted kitchen, thoughtfully designed with integrated appliances including an electric hob, oven, and extractor, making it ideal for both everyday living and entertaining.

A beautifully presented home in a prime village location, offering comfort, security, and modern living throughout.

Aylsham Road is situated in a quiet cul de sac within the Tadworth Garden estate within close proximity to a wide variety of Ofsted rated 'Good' and 'Outstanding' schools. On the North Downs, adjoining Epsom with its world famous racecourse between two areas of outstanding natural beauty and a number of National trust sites there are plenty of open spaces for dog walking, cycling or hiking.

It is also ideally situated for commuters as Tadworth mainline station gets to London Bridge in 50 minutes whilst Epsom station gets to London Waterloo in 35 minutes. The M25 is a 20 minute drive away giving access to both Gatwick and London airports.

Tenure - Leasehold

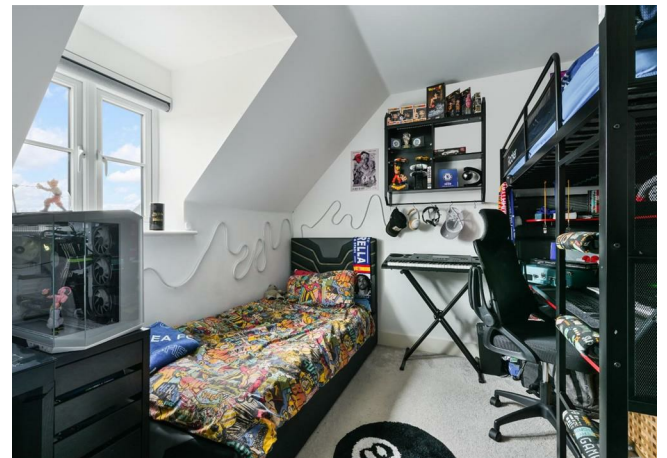
Length of lease (years remaining) - 141

Annual ground rent amount (£) - £300.00

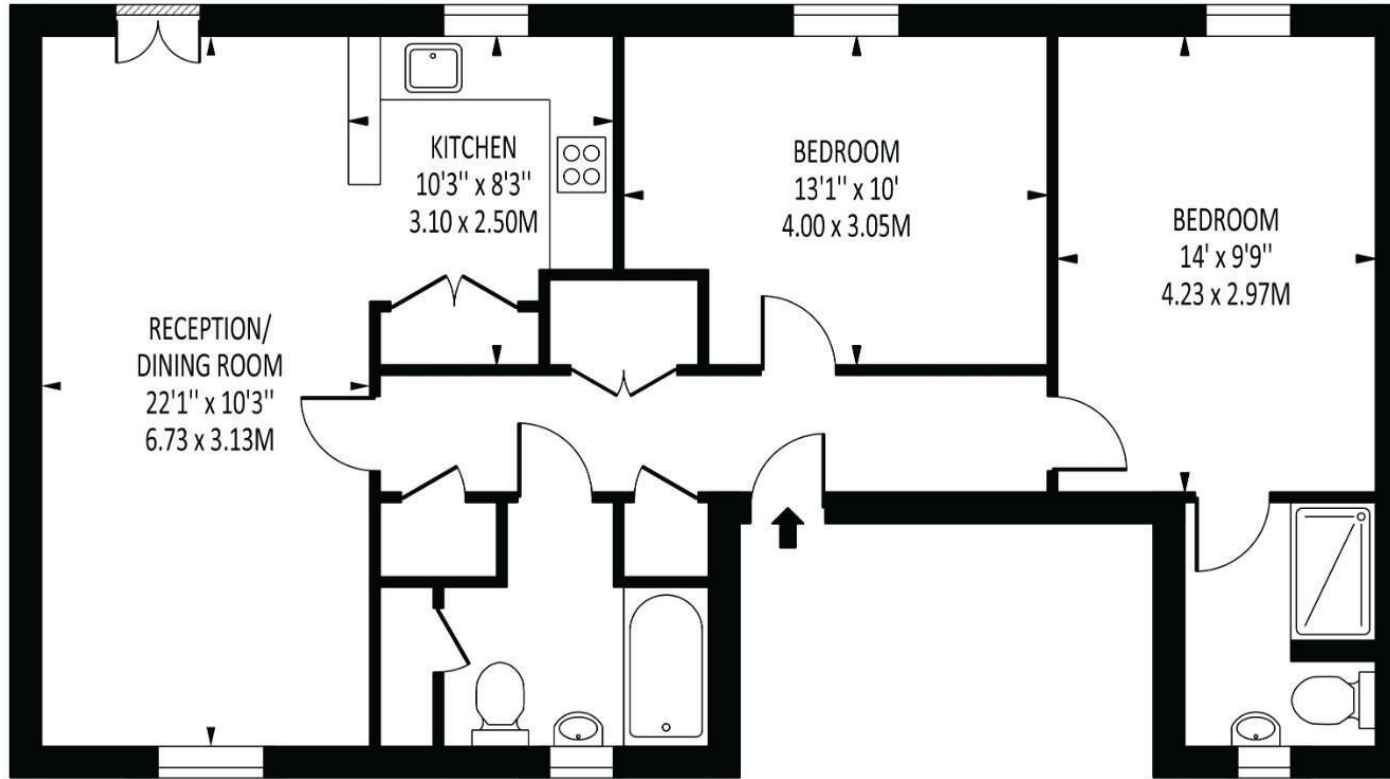
Annual service charge amount (£) - £2,500.00

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) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Disclaimer: 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 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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Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

