



Tadworth Street, Tadworth

The **PERSONAL** Agent



# £235,000

## Leasehold

- Two double bedrooms
- Large sitting/dining room
- Spacious entrance hall with excellent storage
- Modern fitted shower room
- Double glazing and gas central heating
- Lift access
- Communal gardens
- Garage
- No onward chain
- Close to Tadworth village

A very spacious two bedroom second floor retirement flat presented in very good order and with the benefit of lift access.

There are well kept communal grounds throughout the development, a resident's lounge and onsite day manager. The property also benefits from resident's parking and a garage.

Situated within this sought after retirement development for the over 55's. Located within easy walking distance of Tadworth village shops, restaurants and train station.

Surrounded by open countryside including Walton Heath and Epsom Downs offering scenic views and country walking options.



The secure communal entrance hall has stairs and a lift.

The spacious entrance hall with several useful storage cupboards leads to the large sitting/dining room which has a very nice outlook over the communal grounds.

The adjoining fitted kitchen has space for appliances and room for a small table. The two double bedrooms are a great size and both have fitted cupboards, the large shower room is close to both bedrooms.

Ideally located within a short walk of both Tadworth and Walton on the Hill villages with their excellent local shops, restaurants, and cafes.

Tadworth train station has a direct link to London Bridge. The nearby A217 road link offers easy access

to larger towns to Epsom, Banstead and Reigate and the M25 at Junction 8.

Tenure - Leasehold

Length of lease (years remaining) - 121

Annual ground rent amount (£) - 328.00

Annual service charge amount (£) - 5300.00

Council tax band - E

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.





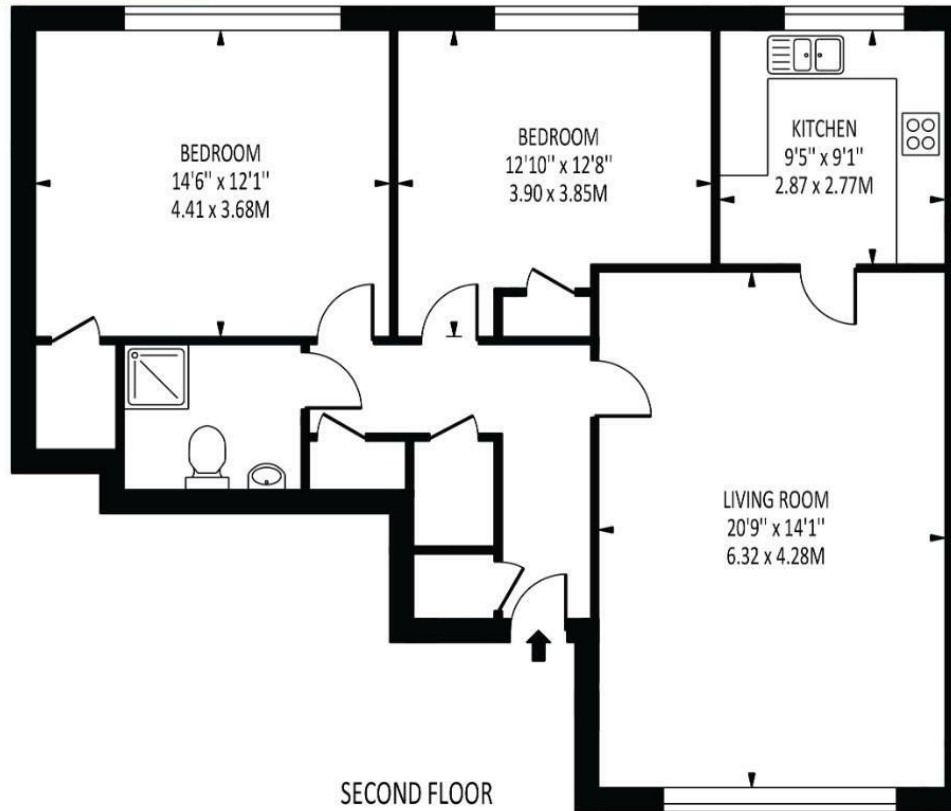




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## Heathside Court

Total Area: 898 SQ FT • 83.45 SQ M



SECOND FLOOR

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	79
(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		
England & Wales		EU Directive 2002/91/EC

### EPSOM OFFICE

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Epsom, Surrey, KT18 7RG  
01372 745 850

### STONELEIGH/EWELL OFFICE

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Stoneleigh, Surrey, KT17 2HS  
020 8393 9411

### BANSTEAD OFFICE

141 High Street  
Banstead, Surrey, SM7 2NS  
01737 333 699

### TADWORTH & KINGSWOOD OFFICE

Station Approach Road  
Tadworth, Surrey, KT20 5AG  
01737 814 900

### LETTINGS & MANAGEMENT

157 High Street  
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Registered in England No. 4398817.



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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.



