



Chapel Road, Tadworth,  
Offers In Excess Of £200,000 - Leasehold



**WILLIAMS  
HARLOW**











Tucked away in the peaceful surroundings of Tadworth, this delightful ground floor retirement apartment is designed for those aged over 55 seeking a peaceful and comfortable living environment. The property boasts two well-proportioned bedrooms, providing ample space for relaxation or accommodating guests.

The inviting reception room serves as the heart of the home, offering a warm and welcoming atmosphere for both entertaining and unwinding. The apartment is complemented by a well-appointed bathroom, ensuring convenience and ease of living.

One of the standout features of this property is its access to both communal and private gardens, allowing residents to enjoy the beauty of nature right at their doorstep. These green spaces provide a perfect setting for leisurely strolls or simply enjoying a quiet moment outdoors.

This retirement apartment not only offers a serene lifestyle but also fosters a sense of community among its residents. With its ideal location and thoughtful design, this property presents a wonderful opportunity for those looking to embrace a fulfilling and relaxed way of life in a charming setting.

## THE PROPERTY

A two bedroom, one bathroom ground floor apartment situation in a peaceful & private development in Tadworth Village. With allocated parking and well kept communal grounds, this is one apartment not to be missed. Direct access is from the living room to the private patio, likely one of the strongest units on the block due to the corner plot occupied. Marketed solely for the over 55's you have the comfort of tranquillity.

## OUTSIDE SPACE

There are communal gardens for all to enjoy however with this apartment you benefit from private patio, enough to allow you to maintain small pots & plants however taking the headache & stress away from managing a large garden.

## LOCAL AREA

Tadworth Village if you haven't already visited is unlike most Surrey villages. There is a local range of shops and a mainline train station at Tadworth which connects to London and other routes. It is a thriving High Street with independent shops, crafts and also excellent schooling in the area and array of vast green open spaces. The area is considered a general, relaxed, peaceful neighbourhood which allows you to take evening walks without a second thought and a community where you feel invested.

## KEY FEATURES

Ground floor. Tadworth Village. Local public transport. Private patio. Communal Gardens. Communal Lounge.

## LOCAL BUSES

420 Sutton to Crawley via Banstead, Tattenham Corner, Tadworth, Kingswood, Lower Kingswood, Reigate, Redhill, Earlswood, Salfords, Horley, Gatwick Airport (South)  
420 Sutton to Redhill, via Banstead, Tadworth, Lower Kingswood, Reigate  
460 Epsom to Crawley via Tadworth, Kingswood, Reigate, Redhill and Horley  
480 Epsom to Headley via Tattenham Corner  
S1 Banstead to Lavender Field (Mitcham) via Sutton  
166 Banstead to Epsom Hospital via Epsom Downs, Banstead, Woodmansterne, Coulsdon, Purley, West Croydon Bus Station

## LOCAL TRAINS

Tadworth – London Bridge 1 hour  
Tattenham Corner Station – London Bridge, 1 hour 9 min  
Kingswood, Chipstead, Woodmansterne – London Bridge – Approx. 1 hour 2 min  
Epsom – London Bridge or London Victoria 50 min

## LEASE

86 years remaining.

## MAINTENANCE & GROUND RENT

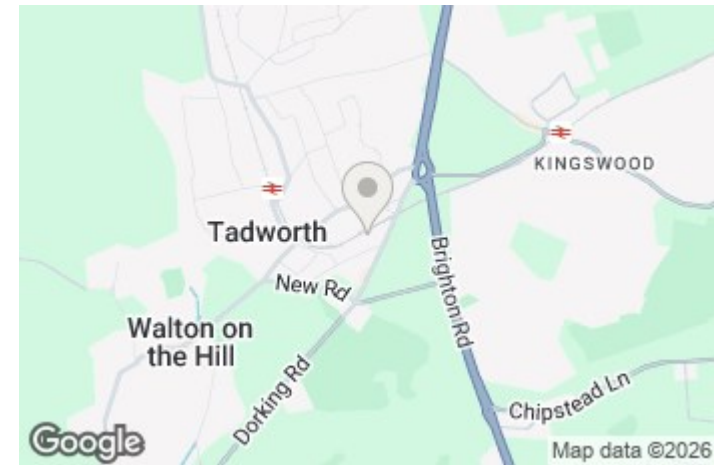
£300 per month.

## WHY WILLIAMS HARLOW

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## COUNCIL TAX

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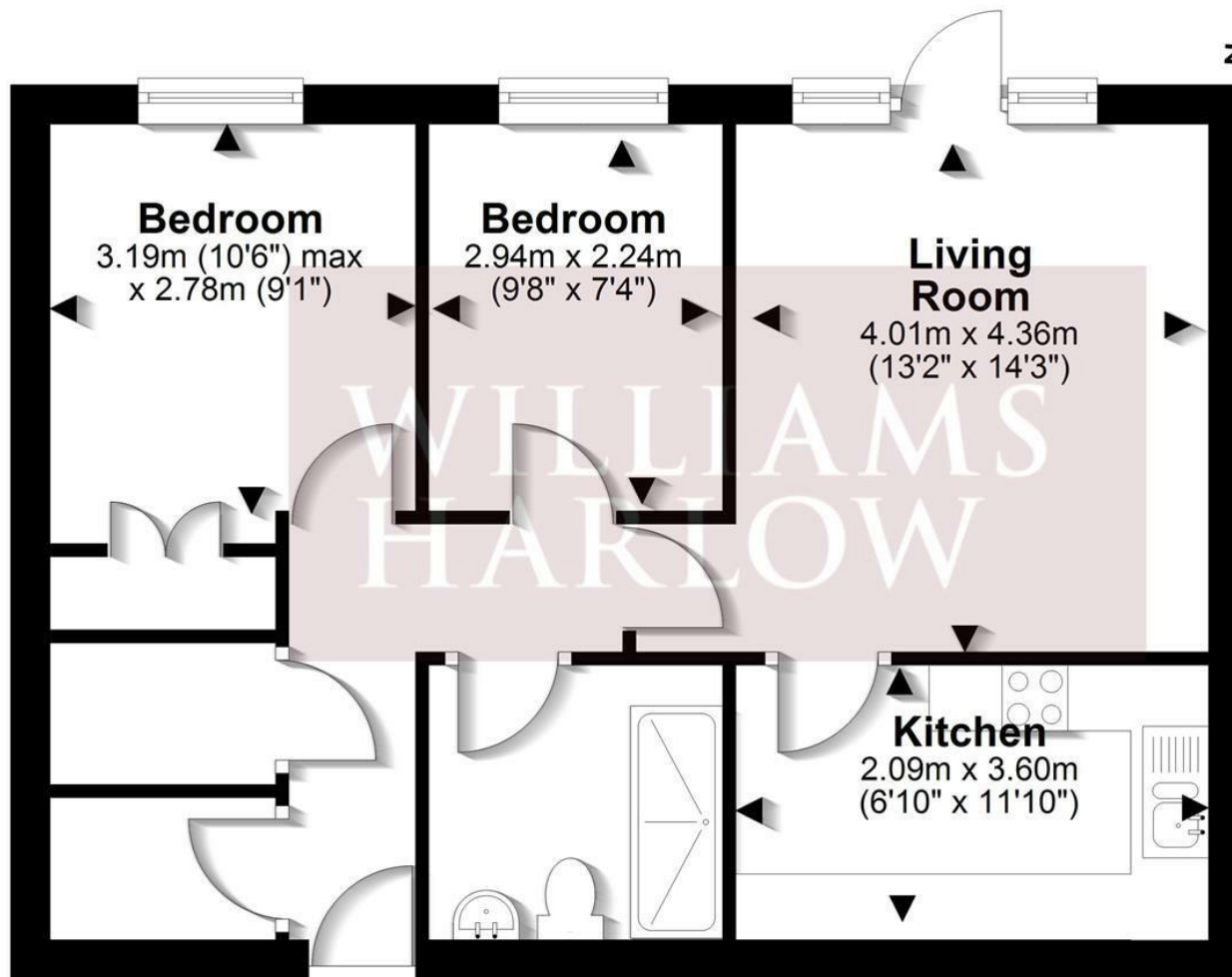
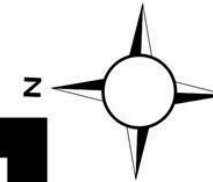
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## Ground Floor

Approx. 54.6 sq. metres (588.1 sq. feet)



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

Total area: approx. 54.6 sq. metres (588.1 sq. feet)

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