



Two bedroom apartment with no onward chain and share of freehold

exclusive to

SAUNDERS

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Coombe Court Station Approach Tadworth KT20 5AL

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 generously proportioned two double bedroom first floor apartment with views overlooking the church in this ever popular development. With a garage and being in the centre of Tadworth Village, with all the local amenities and transport links just a short walk away, the location is imminently accessible.

- | Communal Hall
- | Entrance Hall
- | Sitting Room
- | Dining Room
- | Kitchen
- | Bathroom
- | 2 Bedrooms
- | Garage

Price £350,000





This substantial two bedroom first floor apartment offers great internal space with the benefit of plentiful storage. The sitting room is of a generous size opening to the dining room and a balcony overlooking the neighbouring Church with natural privacy from the handsome cedar and yew. The two double bedrooms both have fitted wardrobes which in addition to the cupboards off of the hallway provide a wealth of storage. Both the kitchen and bathroom are well-proportioned with good scope for an incoming owner to put their own stamp on them. The property also comes with a garage, communal gardens and visitors parking, and is presented to the market with a share of freehold.

Coombe Court is a purpose-built development of apartments on the corner of Station Approach and The Avenue 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 a number of 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 (45mins).

Central village location | Private balcony | Large sitting and dining room | Views onto the church | Secure entry-phone system | Minutes' walk to Tadworth Station | Garage en bloc | Communal Gardens | Share of Freehold | No Onward Chain





TOTAL FLOOR AREA

815 SQ FT / 75.7 SQ M

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 78 C | 80 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Tenure: Share of Freehold
 Service Charge - £2,972 pa
 Local Authority: Reigate and Banstead Borough Council
 Council Tax Band: D
 All mains services
 FFTC Broadband
 To the best of our knowledge on production of this brochure

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a viewing appointment

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