



7 Woodpecker Gardens, Burgh Heath, Tadworth, Surrey, KT20 6DN

Price Guide £449,950



- CONTEMPORARY MAISONETTE
- SECOND DOUBLE BEDROOM
- OPEN PLAN LIVING/DINING/KITCHEN
- SHARE OF FREEHOLD
- VISITORS PARKING
- PRINCIPAL BEDROOM WITH EN-SUITE
- FAMILY BATHROOM
- EXISTING NHBC WARRANTY IN PLACE
- PARKING SPACE & EV CHARGING PORT
- COMMUNAL GROUNDS

Description

From a private front door at ground level, an entrance lobby provides access via a wider than average staircase to the apartment.

A welcoming open plan living/dining/kitchen room is the main hub of the home enjoying a double aspect over the communal grounds and with the added enjoyment of a Juliette balcony for the summer months. The kitchen comprises fully integrated appliances including a fridge/freezer 70/30, washer/dryer and dishwasher. There is also a generous storage cupboard ideal for coats storage. The principal bedroom benefits from built-in wardrobes and a contemporary en-suite shower room. A second double bedroom is served by a stylish 'Jack & Jill' family bathroom.

Outside, the property benefits from an allocated parking space with electric car charging point nearby, and further parking for visitors. Communal grounds wrap-around the rear of the building and can be enjoyed by residents.



Situation

Set within an exclusive development of just 9 beautifully designed homes built by Rushmon Homes, Woodpecker Gardens is located equidistant from Banstead, Tadworth and Upper Kingswood.

This particular maisonette is located at the very rear of the development and overlooks communal gardens with a tree-lined backdrop to the rear.

Notable schools nearby include Aberdour School, The Beacon School, Chinthurst School, Tadworth Primary School and Kingswood Primary School. For commuters, Kingswood rail station is approx. 1 mile away and offers direct links into London bridge in only 51 minutes. Meanwhile, the A217 connects you to the M25 in under 10 minutes which provides excellent links to Gatwick and Heathrow airports.

Tenure

Leasehold - Share of Freehold

EPC

B

Council Tax Band

D

Lease

999 Years from 01/01/2022

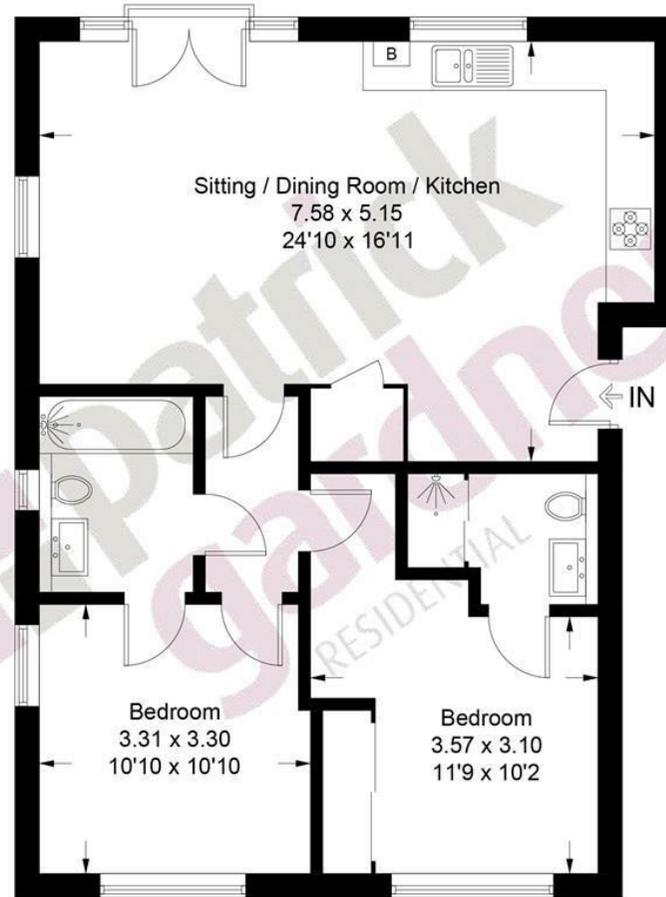
Service Charge

£1200.00 per annum (01/01 until 31/12)

Ground Rent

£0

Approximate Gross Internal Area = 73.0 sq m / 786 sq ft



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1286998)

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