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Tregothan House, Tadworth, KT20 5HT

Offers Over £315,000

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A beautifully presented and naturally bright first-floor apartment, offered with a long lease and an allocated parking bay. Accessed via a secure communal entrance with entry phone system, the property opens into a spacious hallway with a large built-in storage cupboard and leads through to a stylish open-plan living, dining and kitchen area.

The contemporary kitchen is fitted with a full range of integrated appliances including an oven, hob, fridge, freezer, dishwasher, and wine cooler. The living space enjoys a Juliet balcony and an impressive media wall designed to accommodate a large television and sound system (available by separate negotiation).

There are two well-proportioned bedrooms, one with fitted wardrobes, and a modern luxury bathroom.

Outside, residents benefit from a bike store and allocated parking. The property forms part of a well-regarded modern development conveniently located for local shops at Shelveys Hill and within reach of Tadworth Station, offering direct rail services to London. The M25 provides access to Gatwick Airport and the wider motorway network.

The surrounding area offers scenic walks across Epsom Downs and a choice of leisure facilities including Tadworth Leisure Centre and swimming pool, making this an excellent choice for a first-time buyer or downsizer seeking a modern, low-maintenance home in a desirable setting.

PLEASE NOTE: Although we believe the information above to be correct, we cannot guarantee this information. Therefore, you are strongly advised to clarify any information with your chosen solicitor/conveyancer before proceeding with the purchase of this property.





- Immaculately presented first-floor apartment
- 995 Lease
- Main bedroom with fitted wardrobes
- Luxury bathroom
- Bright and spacious open plan kitchen, dining and lounge
- Second bedroom
- Allocated parking space and bike store
- Service Charge - Approximately £2300 per annum



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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