



St Monicas Road, Tadworth

The **PERSONAL** Agent

Offers In Excess Of £325,000 Leasehold - Share of Freehold

- Two double bedrooms
- En suite to principal bedroom
- Modern fitted kitchen
- No onward chain
- Share of freehold
- Allocated gated parking
- Residents gym
- Within moments of Kingswood station

A beautiful, modern two double bedroom luxury apartment set within an exclusive gated development. The property features a spacious open plan kitchen and lounge area, a contemporary main bathroom, and a stylish en suite to the principal bedroom. Further benefits include two underground parking spaces and access to a residents' gymnasium.

Stylishly positioned on the first floor of the sought-after Chesham Heights development, this superb two-bedroom apartment offers contemporary living in a prime location. Offered with no onward chain, the property features a Juliet balcony overlooking the communal gardens and St Monicas Road.

The welcoming hallway provides tiled flooring, generous storage and a utility cupboard, leading to an impressive open-plan kitchen, lounge and dining area.



Double doors provide plenty of natural light, while the sleek kitchen features high-gloss designer units and integrated appliances.

Both double bedrooms have fitted wardrobes, with the principal bedroom benefiting from an en suite shower room. A luxurious family bathroom with jacuzzi bath serves the second bedroom. Underfloor heating throughout ensures year-round comfort.

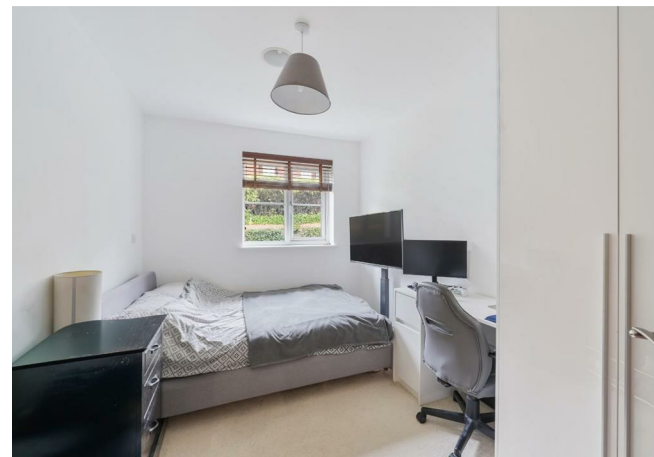
Residents also benefit from a communal gym, lift access and two undercover parking spaces.

Just a few minutes' walk from the village centre, the property enjoys easy access to a selection of local shops, restaurants, cafés and a traditional pub. The nearby station provides reliable rail services, while the A217 offers swift access to the M25 at Junction 8

(Reigate Hill), placing both Gatwick and Heathrow airports within convenient reach.

Tenure - Leasehold- Share of Freehold
Length of lease (years remaining) - 106
Annual ground rent amount (£) - 0
Annual service charge amount (£) - £2,500.00
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.

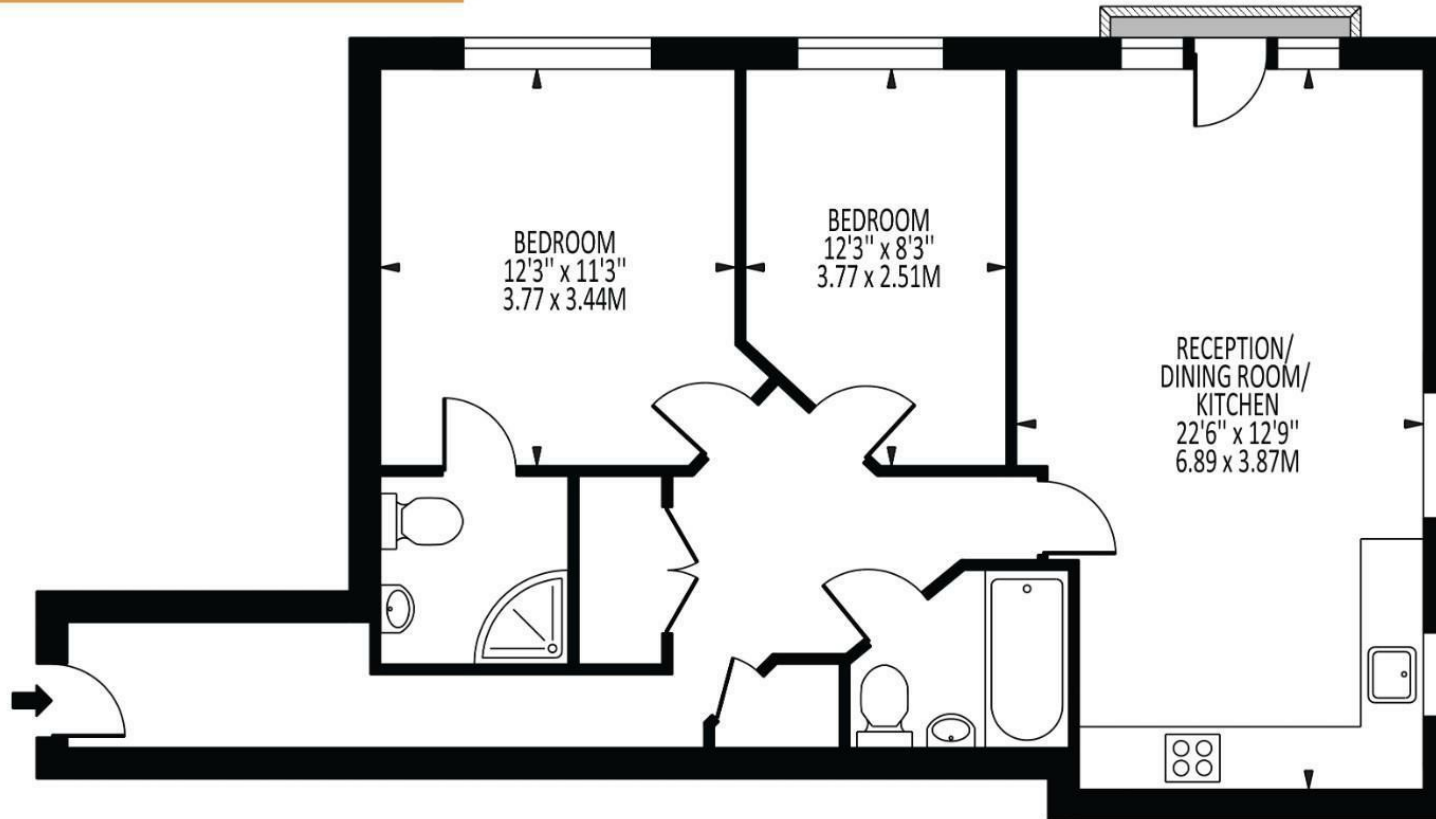




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Chesham Heights

Total Area: 753 SQ FT • 69.92 SQ M



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) A		
(81-91) B	84	84
(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

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TADWORTH & KINGSWOOD OFFICE

Station Approach Road
Tadworth, Surrey, KT20 5AG
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LETTINGS & MANAGEMENT

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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.

