



Station Approach, Tadworth, Surrey
£375,000 - Share of Freehold



**WILLIAMS
HARLOW**











Situated in the charming heart of Tadworth Village, this exquisite duplex apartment on Station Approach offers a perfect blend of modern living and period charm. Built in 2020, the property boasts a generous 1000 square feet approximately of well-designed space, making it an ideal home for those seeking comfort and convenience.

As you enter, you are greeted by a stunning reception and dining room featuring a vaulted full-height ceiling, which creates an airy and inviting atmosphere. This space is perfect for entertaining guests or enjoying quiet evenings at home. The apartment comprises two spacious bedrooms, each thoughtfully designed to provide a restful retreat, along with a well-appointed bathroom.

The location is truly exceptional, with easy access to all local amenities, including a variety of shops and the Tadworth mainline train station, ensuring that commuting and daily errands are a breeze. For the car owner there are street permits available for parking. The property’s rare duplex configuration adds to its appeal, offering a unique living experience that stands out in the market.

This apartment is not just a home; it is a lifestyle choice, combining modern comforts with the charm of a period building. Whether you are a first-time buyer, a young professional, or looking to downsize, this property presents an excellent opportunity to enjoy the vibrant community of Tadworth. Don’t miss your chance to make this delightful apartment your new home.

Service Charge

Approx £600 per annum

Ground Rent

Nil

Lease length

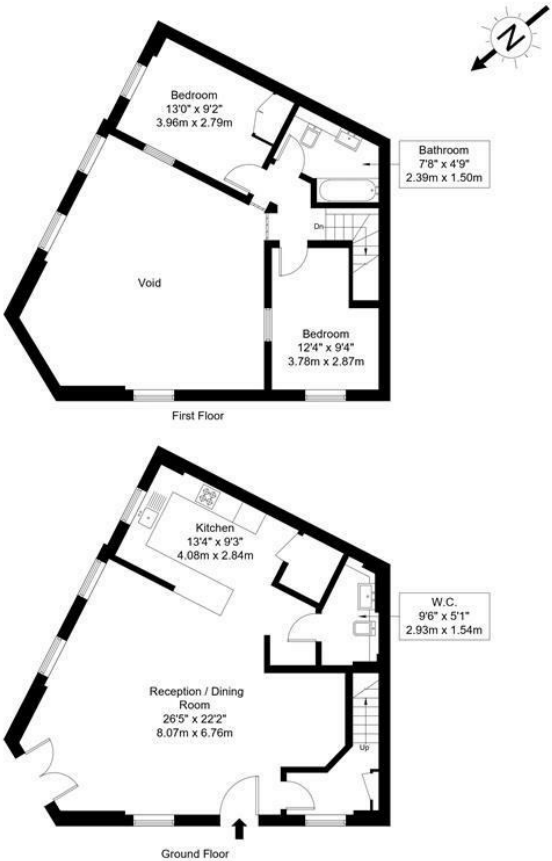
over 900



Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Station Approach, KT20 5AH

Approx Gross Internal Area = 99.63 sq m / 1072 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	73
(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

Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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