



**FINE & COUNTRY**  
Kingswood

*Flat 4, Oaklands*  
13 The Avenue, Tadworth, Surrey KT20 5AY



## Property at a glance

- Fabulous Two Double Bedroom Apartment
- First Floor With Superb Views
- Spacious Entrance Hall & Generous Storage
- Modern Open-Plan Kitchen/Living/Dining Room
- Master Bedroom With Fitted Wardrobes & Luxury Ensuite Shower Room
- Bedroom Two With Fitted Double Wardrobe
- Modern Bathroom
- Allocated Parking Bay & Visitors Parking
- Communal Grounds & Secure Bike Store
- Walking Distance To Tadworth Village & Railway Station

## Setting

This beautiful apartment is ideally situated in one of Tadworth's most sought-after locations and is conveniently close to the excellent facilities of Tadworth, Walton on the Hill & Epsom. Tadworth Station provides services into London of approximately 45 minutes. The M25 is accessed via Junction 8, 1.7 miles to the south whilst both Gatwick and Heathrow airports are within reach.

Locally there is a good choice of state and independent schools including Chinthurst, Aberdour, Walton on the Hill Primary and Tadworth Primary.

For golfers, there are four world-renowned golf clubs, Kingswood Golf and Country club, Surrey Downs, Walton Heath and the RAC golf club all close by. Horse Riding schools and stabling can be found in Kingswood, Chipstead, Tadworth and Walton on the Hill.

Tadworth village offers a post office, convenience store, butchers, fishmongers and a range of other shops. Epsom, Walton on the Hill, Kingswood and Banstead offer excellent shopping facilities, restaurants and a healthy selection of pubs and cafes.

**£425,000 Share of Freehold**

# Flat 4, Oaklands

This fabulous two double bedroom, first floor apartment is ideally located in the heart of the village in one of the most prestigious roads in Tadworth, just a short walk of the village and railway station. The apartment is located on the first floor and offers bright and spacious accommodation with superb views and is one of only eight apartments.

The communal hall leads to an inner lobby which leads only to this apartment and has a range of fitted cupboards. Step into the main entrance hall and you will come across two storage cupboards and access to the bedrooms, bathrooms and living space. The open-plan kitchen/living/dining room comprising of a modern kitchen with a range of integrated appliances and granite worktops. The triple aspect, open-plan room provides fabulous views over the Downs with a bright living/dining area.

The Principal bedroom has a range of fitted wardrobes, fabulous views and a modern ensuite shower room, a second double bedroom with fitted, double wardrobe and a separate modern bath/shower room.

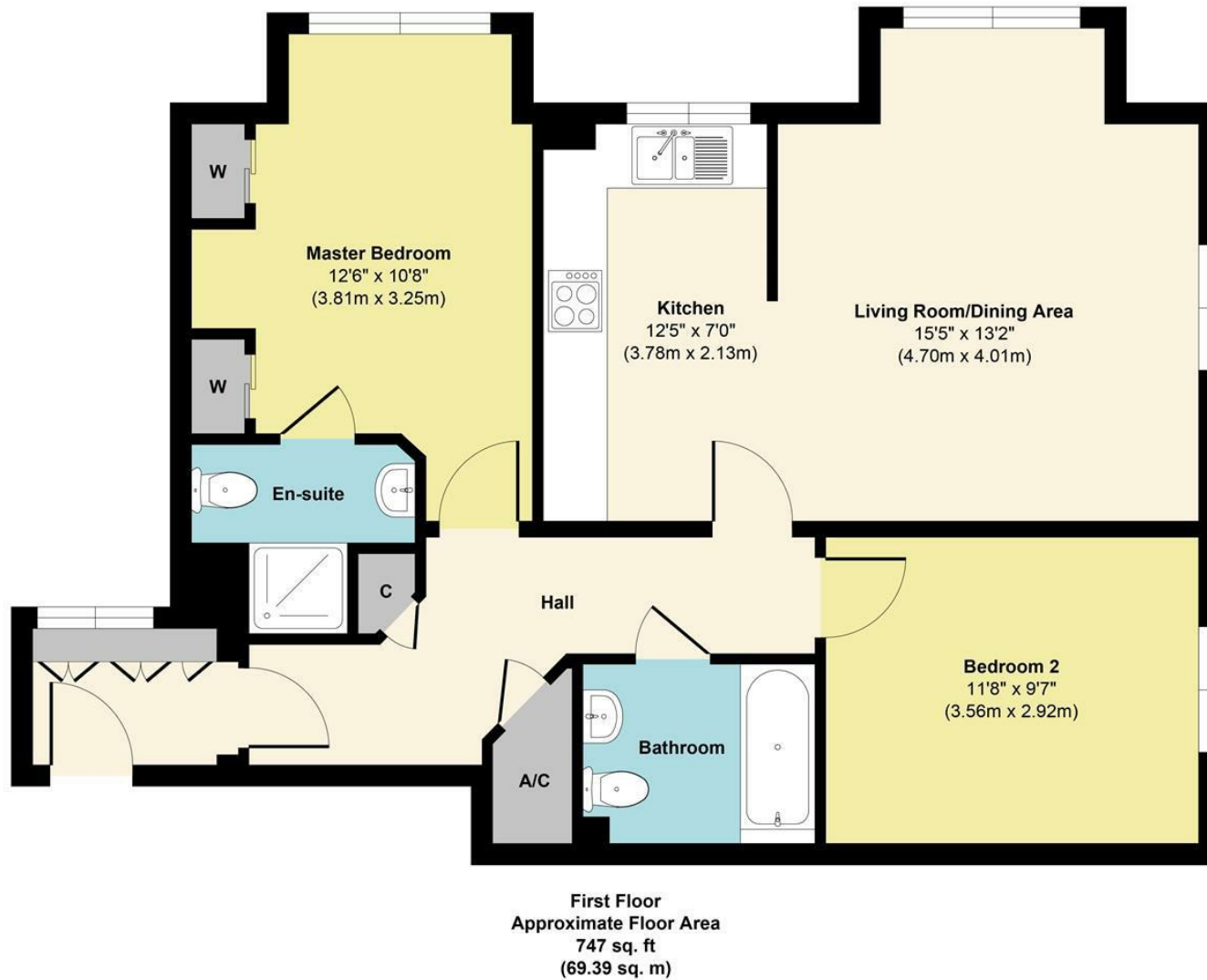
The attractive block was built by Mansard Homes in 2008 and also benefits from a video entryphone, underfloor heating separate thermostatic controls for each zone, individual large allocated parking space, communal grounds, communal bike/garden furniture locked store and visitors parking. No on-going chain.

Leasehold with share of freehold 25%

Lease - 110 Years

Service Charge - £1371.24 Per Annum






All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

For a free valuation, contact the numbers listed on the brochure.

Viewings strictly via the vendors agents Fine & Country on 01737 361014.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(112 plus) <b>A</b>			
(81-111) <b>B</b>			
(69-80) <b>C</b>		75	76
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





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