



6 Kings Court The Avenue, Tadworth, KT20 5DT  
Guide price £365,000

 2  1  1  C

## SHARE OF FREEHOLD

Nestled in the corner of this established residential community, a very well proportioned first floor apartment, finished to an exceptionally high standard and just footsteps from Tadworth Station and the handy local shops.

The generous accommodation details two double bedrooms, both with fitted wardrobes and a fantastic sized living/dining room with private balcony overlooking the communal garden and beyond. There is also a contemporary, modern fitted kitchen, luxury bathroom and a seperate toilet. A good size hallway with fitted storage cupboards also includes access to a large boarded loft space, with pull down ladder.

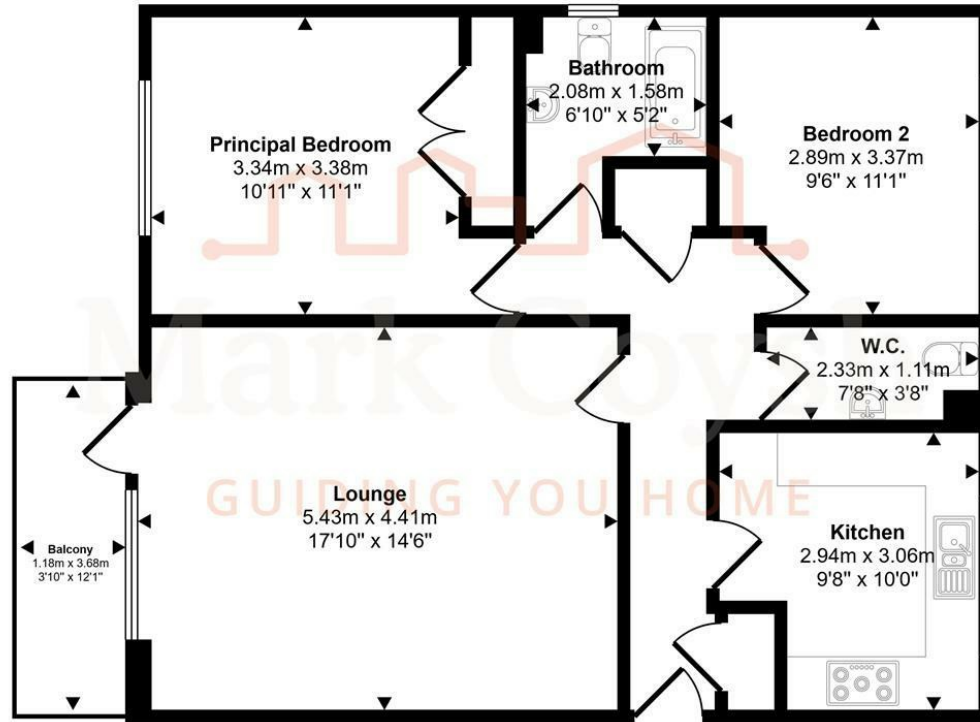
Outside there are the well maintained communal gardens, a bonus garage en bloc and residence parking.

Tadworth and Walton on the Hill Villages are both easily accessible from Kings Court and offer local facilities such as a butchers, fishmongers, bakers, dry cleaners, vets, coffee shop, village supermarket, restaurants, pubs and much more. The surrounding areas offer places of exceptional natural beauty including Epsom Downs, Walton Heath and Langley Vale. Epsom Mainline station is a comfortable drive away as well as Junction 8 of the M25, providing access to Gatwick and Heathrow airports. There are a variety of schools within the area including Chinthurst Prep School, Tadworth Primary, and the renowned City of London Freemans' School and Epsom College.





Approx Gross Internal Area  
74 sq m / 795 sq ft



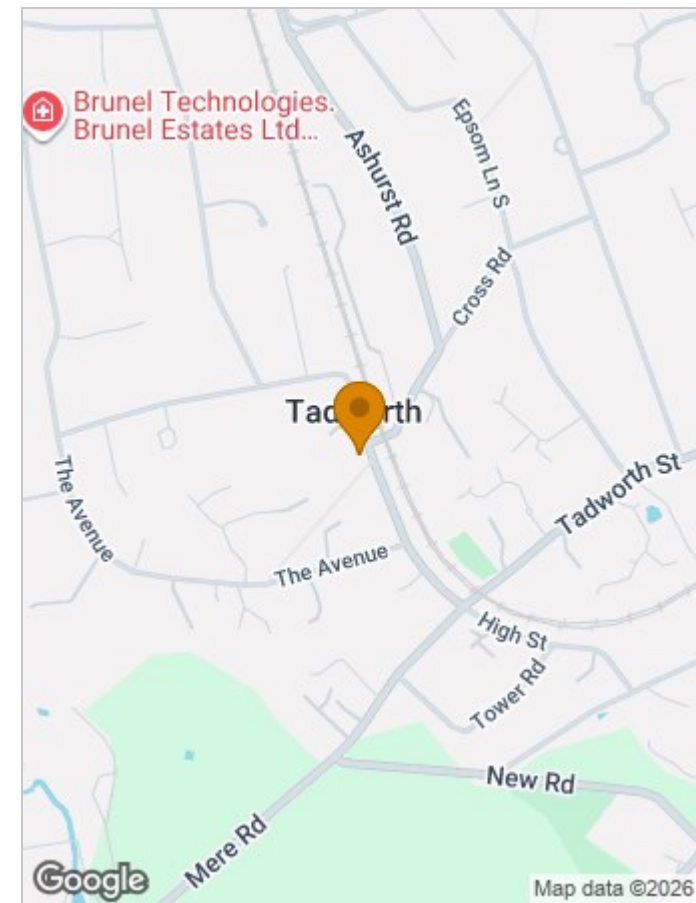
First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Viewing

Please contact our Mark Coysh Office on 01372 303703 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		74	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Tel: 01372 303703

Email: [guide@markcoysh.co.uk](mailto:guide@markcoysh.co.uk)