

Kennedys'

01737 817718

kennedys-ipa.co.uk
@kennedysipa

10 Killasser Court, Station
Approach
Tadworth
KT20 5AN

This top floor 2 bedroom apartment in the heart of Tadworth village offers both an enviable location and generous space in equal measure - a rare find indeed!

£475,000



2



3



1



2

- Central village location
- 3 reception rooms
- Attractive communal gardens

- Stunning 2 bedroom flat
- Top floor with 2 balconies
- VIEW BY APPOINTMENT ONLY





PROPERTY DESCRIPTION

I remember the first time I visited a flat in Killasser Court, which to be fair was probably about 25 years ago, and how the well tended lawns and beautifully stocked flower beds gave it all a rather nostalgic, old fashioned feel. Quarter of a century later, and much has changed, but returning to Killasser Court for the first time in a while, I was struck by how time had stood still, so I was intrigued to see whether the spacious two bedroom top floor flat I was about to see had bared the test of time quite as well. I needn't have concerned myself; the almost immediate impact was affirmative, and so it is with absolute pleasure that we accepted the invitation to act as selling agents on a rare flat, offering some 1200 sq ft of footprint, including the garage, which also includes entrance hall, cloakroom, two balconies, large reception room, family room, dining room, fitted kitchen with dual access, two double bedrooms and a large family bathroom with shower; 2 balconies - one east facing and one west facing oh, and not forgetting a really useful store room on the landing. The flat is beautifully presented and yet retains a relaxed and welcoming atmosphere, all of which reflects both the owner and the era of the property itself. With double glazing and gas fired heating by radiators, it also provides everything you would expect from a modern home, that has so much more to offer.

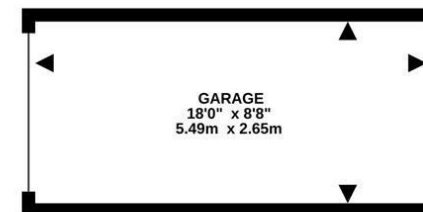
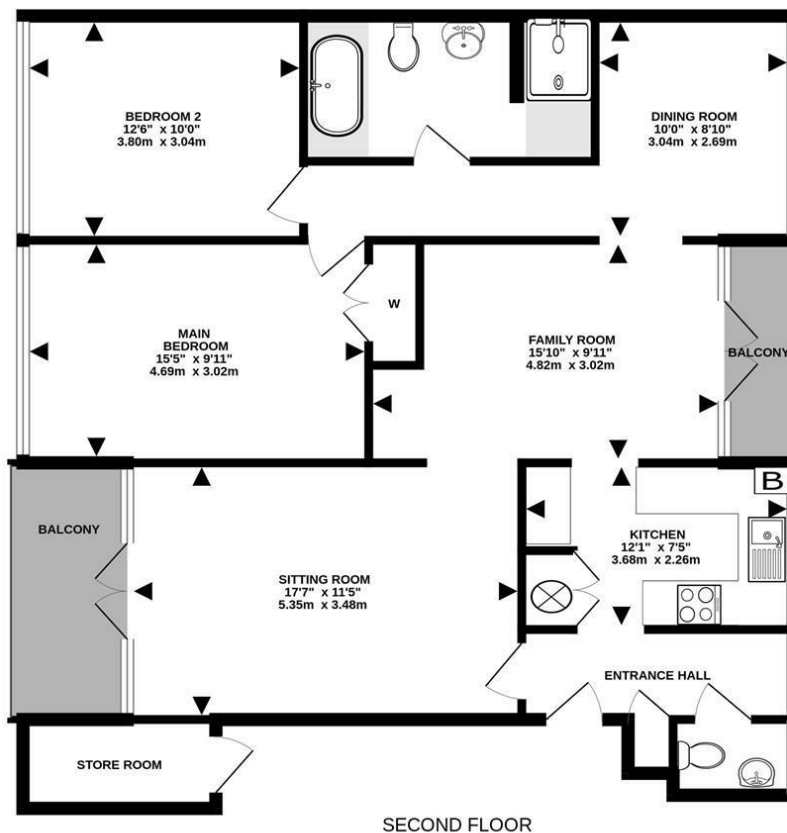
Location is, as with most homes, such a crucial part of what makes it attractive and desirable, and at Killasser Court you would be looking a long time to find a better location. Set in the heart of Tadworth, at literally the junction of lower and upper parts of village, these flats are perfectly situated for easy access to virtually everything the village has to offer, not to mention a relatively flat and easy stroll in to the neighbouring village of Walton on the Hill.

Tadworth Village is within a short walk and is well served by local shops and facilities including independent traders such as butchers, fishmongers, bakers, dry cleaners, gift shop, vets, and optician, as well as restaurants, village supermarket, coffee shop and mainline train station to London. Tadworth and Walton on the Hill primary schools are approximately half a mile and the area is also served by popular private and secondary schooling, including Chinthurst just next door, as well as several local nurseries. Local recreational facilities are located at venues such as Tadworth Sports Centre, Kingswood Golf Club, Surrey Downs Golf Club, Walton Heath Golf Club, David Lloyd in Epsom and Cheam, RAC at Woodcote Park, Beaverbrook Country Club and more besides. The main towns of Epsom and Reigate are always popular, as are villages such as Banstead and Ashted. The M25 motorway is accessed via junctions 8 or 9, and the Mainline Station at Tadworth provides a regular service to London Bridge.

For further information or to arrange a private viewing, please contact a member of our sales team.







GARAGE

TOTAL FLOOR AREA : 1200 sq.ft. (111.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	78
(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	

10 Killasser Court, Station Approach

If you would like to arrange a viewing, please call a member of the Kennedys sales team on 01737 817718

TENURE: Leasehold - Share of Freehold

EPC RATING: C

COUNCIL TAX BAND: E

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kennedys-ipa.co.uk [@kennedysipa](https://www.instagram.com/kennedysipa) info@kennedys-ipa.co.uk

48 Walton Street, Walton on the Hill,
KT20 7RT