



Tower Road, Tadworth

The **PERSONAL** Agent



# £335,000

## Leasehold - Share of Freehold

- 17'11 x 11'10 Living-dining room
- Well equipped fitted kitchen
- Bedroom one with ensuite
- Good size bedroom two
- Fitted family bathroom
- Double glazing and gas central heating
- Overlooking woodland
- Superb location
- Parking
- Close to village and train station

A well presented modern apartment situated in a development of just six apartments in a sought after road in the old part of Tadworth village. Highlights include a bright and spacious living room overlooking woodland. Well equipped fitted kitchen and ensuite shower room.

Moments from the village and train station.

The well thought out and well presented accommodation leads from the good sized hallway with useful storage cupboards to the generous 17'11 sitting-dining room which has double aspect windows overlooking the woodland to the front.

There is a well equipped fitted kitchen with integrated appliances. The main bedroom has a modern ensuite shower room, good size bedroom two and modern



fitted family bathroom.

The development has residents parking and well maintained communal gardens.

Other features include security entrance system, double glazing and gas central heating.

Tower road is a highly sought after road being within moments of Tadworth village with its excellent local shops, restaurants, cafe's and train station with direct link to London Bridge.

Surrounded by open countryside including Walton Heath and Epsom Downs offering scenic views and walking options.

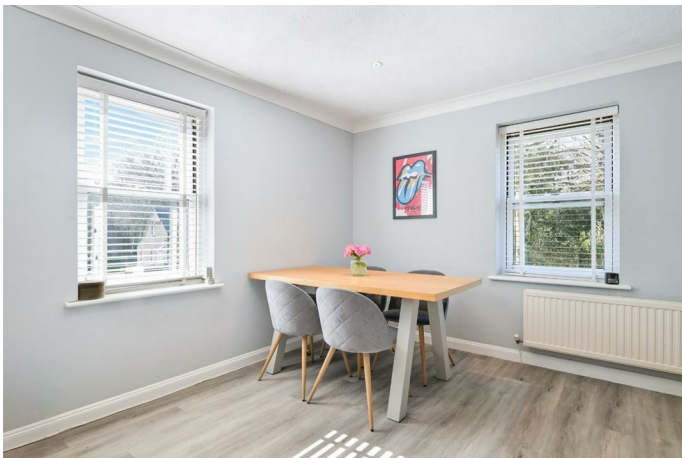
The nearby A217 road link offers easy access to

larger towns such as Epsom, Banstead and Reigate and the M25 at junction 8.

Tenure - Share of Freehold  
Length of lease (years remaining) - 90  
Annual ground rent amount (£) - 0  
Annual service charge amount (£) - 1512.00  
Council tax band - D

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.





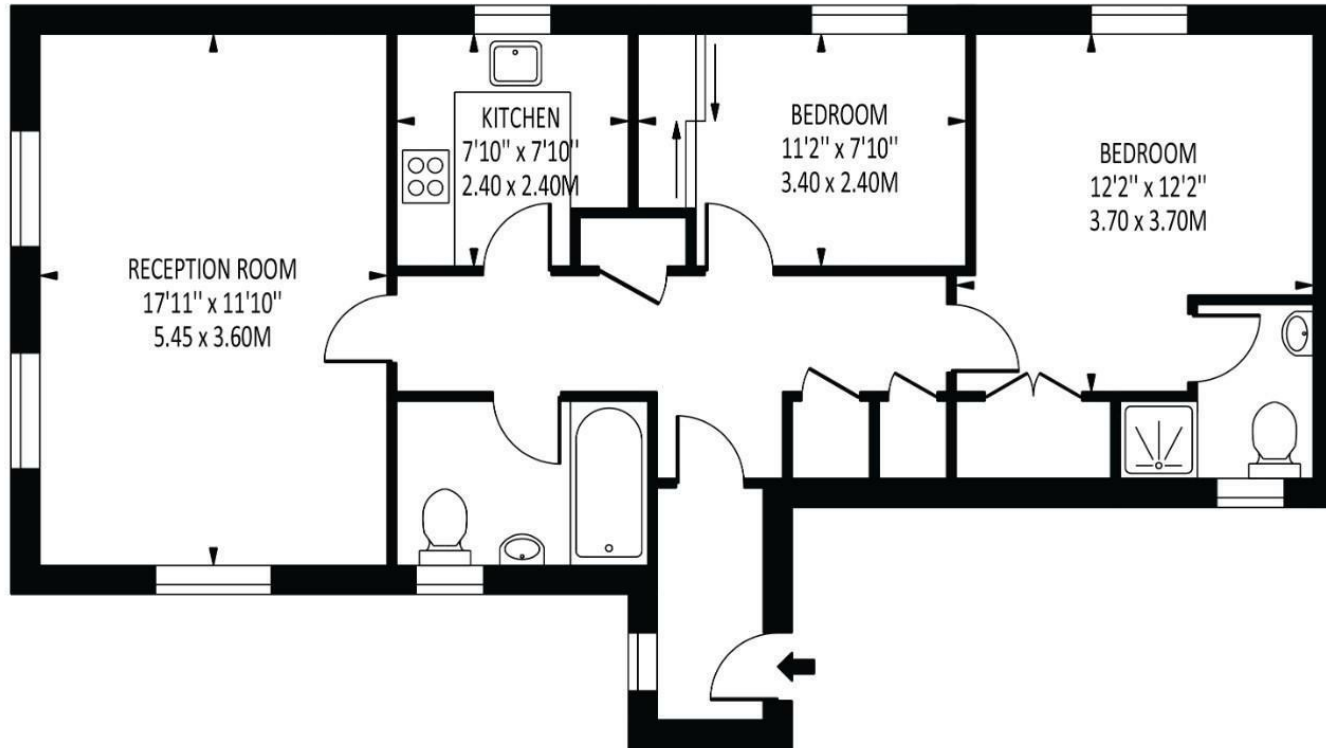




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**Tower Road**  
Total Area: 745 SQ FT • 69.21 SQ M



**SECOND FLOOR**

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	78
(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		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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**BANSTEAD OFFICE**  
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**TADWORTH OFFICE**  
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**LETTINGS & MANAGEMENT**  
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The  
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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.



