



Station Approach, Tadworth

The **PERSONAL** Agent

# £350,000

## Leasehold

- Split level apartment
- Large sitting-dining room
- Modern fitted kitchen with appliances
- Master bedroom with en-suite
- Bedroom two with ensuite
- Wrap around outside terrace
- Further small balcony
- Close to shops and train station
- No onward chain

A modern and spacious two bedroom split level ground floor apartment forming part of this landmark building in the heart of Tadworth village.

This spacious apartment has excellent accommodation throughout, the entrance hall leads to the open plan 20' x 17' reception room with adjoining modern fitted kitchen with integrated appliances.

A real feature is the large wrap around outside terrace.

Bedroom one has fitted wardrobes and en-suite shower room, stairs lead down to bedroom two



which also has an en-suite and its own outside terrace.

Located in the heart of Tadworth village and moments from the train station and excellent local shops, restaurants and cafes.

Several well regarded local schools are within walking distance both primary and secondary.

Tadworth train station has a direct link with London Bridge station, the nearby A217 affords easy access to larger towns and the M25 at Junction 8.

Tenure - Leasehold - Share of Freehold  
Length of lease (years remaining) - 999  
Annual ground rent amount (£) - N/A  
Annual service charge amount (£) - 1000.00  
Council tax band - D

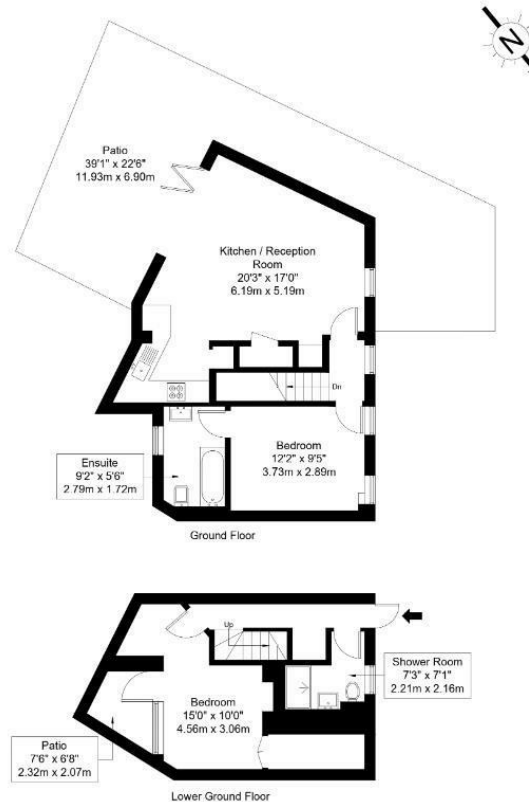
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# Station Approach, KT20 5AH

Approx Gross Internal Area = 78.74 sq m / 848 sq ft



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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| 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>                            |         |           |
| (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 |         |           |
|                                             | 77      |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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The  
**PERSONAL**  
Agent

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