



The Avenue, Tadworth

The **PERSONAL** Agent

Offers In Excess Of £350,000 Share of Freehold

- No onward chain, move straight in with ease
- Lift access, secure entry & private parking
- Spacious two-bed, two-bath modern apartment
- Stroll to Tadworth Village shops & cafés
- Moments from station with London links
- Bright dual-aspect lounge with feature window
- Contemporary kitchen with integrated units
- Main suite with dressing area & ensuite
- Landscaped communal gardens to relax in
- Prime spot just off sought-after The Avenue

Welcome to Newlands — Village Living at Its Best!

Tucked away in an exclusive development just off one of Tadworth's most desirable roads, The Avenue, this stylish apartment in Newlands offers exceptional value, modern comfort, and an unbeatable location, all within a short stroll of Tadworth Village, its charming shops, cafés, restaurants, and train station.

Built in 2004 to a great standard and with a staggering 944 Sq. Ft of accommodation, this spacious two-bedroom, two-bathroom first-floor apartment blends contemporary living with convenience. Boasting share of freehold, lift access, allocated parking, and no onward chain, it's the perfect home for those who want to move straight in and start enjoying village life.

Step inside the bright, welcoming communal hall, where stairs and lift access lead you to your new home. The apartment opens to a generous entrance hallway with excellent storage. The



dual-aspect 16' sitting/dining room is beautifully light, featuring a striking floor-to-ceiling central window and a cosy gas fire, ideal for relaxing or entertaining.

The modern kitchen/breakfast room is fitted with sleek units and integrated appliances, perfect for everyday living. The primary bedroom suite includes a separate dressing area with fitted wardrobes and a luxurious en suite bathroom with both bath and shower. The second double bedroom also benefits from a built-in wardrobe and is served by a stylish family bathroom.

Additional highlights include double glazing, gas central heating, and secure entry for peace of mind.

Outside, residents can enjoy beautifully maintained communal gardens and dedicated parking.

Located just moments from Tadworth's vibrant village centre, you'll find everything you need — from local shops and cafés to Tadworth train station, offering direct links to London Bridge.

Families will love the area's highly regarded schools and access to the stunning open spaces of Epsom Downs and Walton Heath. For commuters, the A217 connects easily to larger towns and the M25 (Junction 8).

Key Details:

Tenure: Share of Freehold

Service Charge: £2,280 per annum

Council Tax Band: E

Ground Rent: N/A

No onward chain

Newlands offers the perfect blend of modern comfort, community living, and commuter convenience, a fantastic opportunity to secure your place in one of Tadworth's most sought-after spots.

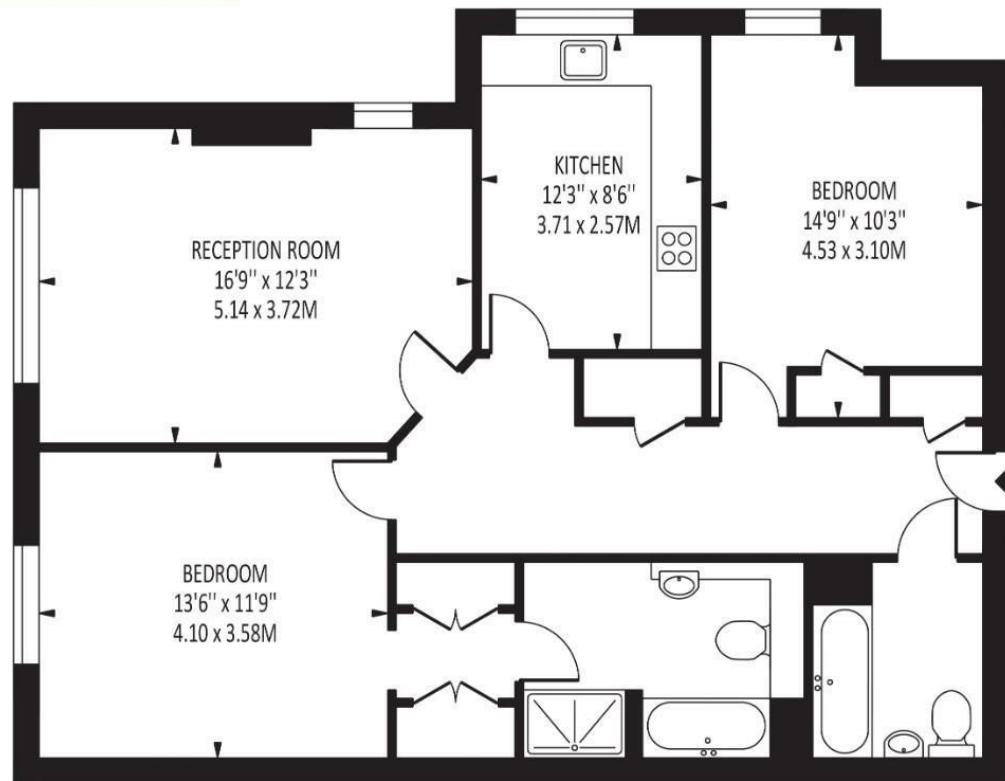




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Newlands

Total Area: 944 SQ FT • 87.73 SQ M



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) A		
(81-91) B		
(69-80) C	78	80
(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

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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.



NEWLANDS
THE AVENUE