Henbit Close, Tadworth

The PERSONAL Agent

Guide Price £229,950

Leasehold

- First floor retirement apartment for people aged 55 and over
- Two bedrooms
- Stair lift
- Excellent storage
- Cul de sac location
- Parking
- Modern kitchen
- No onward chain

Located in the highly sought after Rowan Mead retirement development in Epsom Downs, this well presented two bedroom first floor apartment offers peaceful and independent living for those aged 55 and over within a friendly, well maintained community.

Designed with comfort and security in mind, Rowan Mead provides a welcoming environment where residents can enjoy their independence while benefiting from a supportive setting and attractive communal surroundings, all in a superb Downs location.

Nestled within a highly regarded retirement community in the heart of Tadworth, this ground floor apartment offers a rare opportunity for those seeking a peaceful and secure living environment, complete with an on site manager and no onward chain.

The property features a spacious reception room, two well proportioned bedrooms, a family bathroom, and a fitted kitchen. Residents can also enjoy the beautifully maintained wrap-around communal gardens, providing a tranquil outdoor setting.

For added convenience, the apartment benefits from a private storage room, attached bin store, communal laundry facilities, and plentiful parking for both residents and guests. Maintenance and security are maintained to a high standard by the on-site Manager, with a 24/7 central alarm system available for emergency assistance. A welcoming community atmosphere is encouraged through regular social gatherings arranged for residents.

Tattenham Corner is situated just yards from Epsom Racecourse, the home of the world-famous Epsom Derby. The area enjoys the stunning open spaces of Epsom Downs, offering miles of scenic countryside that is particularly popular with dog walkers, joggers and hikers who appreciate the fresh air and panoramic views.

Excellent transport connections include rail services into London Bridge and London Victoria, as well as convenient road and bus links to Epsom, Sutton and Banstead, plus easy access to the M25 motorway.

Locally, residents benefit from a wide range of everyday amenities including shops, cafés and restaurants, pubs, a Co-op supermarket, petrol station, post office, doctor's surgery and library. For more extensive retail and leisure facilities, Epsom town centre is located approximately four miles away, providing comprehensive shopping and entertainment options.

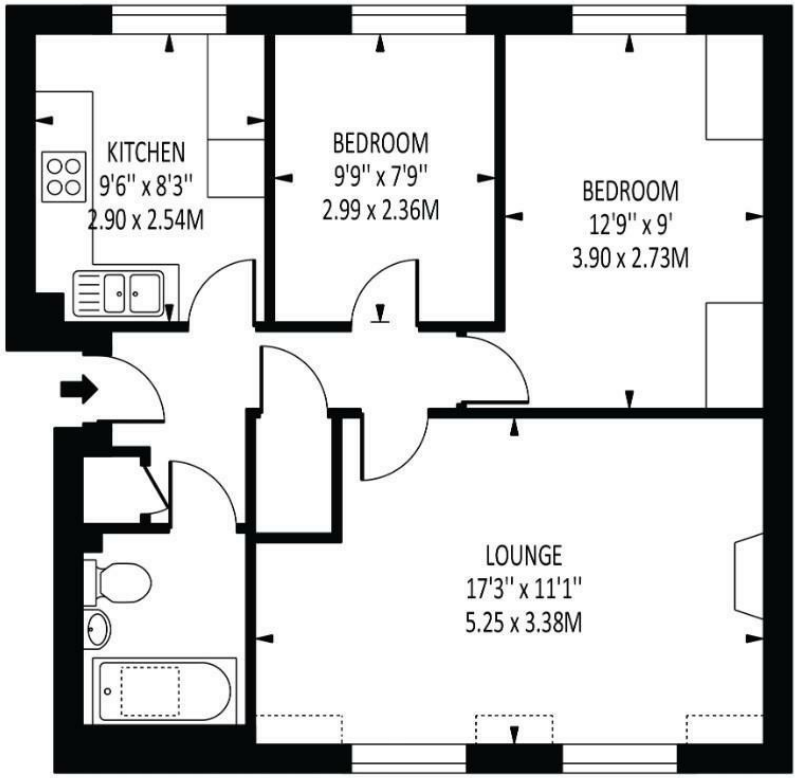
Tenure - Leasehold
Length of lease (years remaining) - 81
Annual ground rent amount (£) - TBC
Annual service charge amount (£) - TBC
Council tax band - C

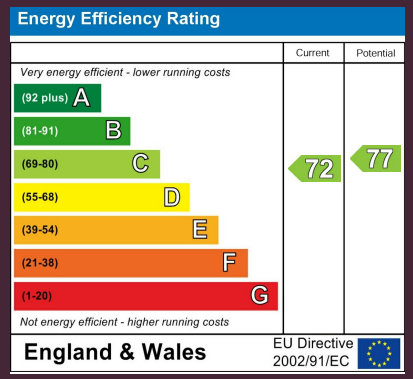
PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.

The PERSONAL Agent

Rowan Mead

Total Area: 584 SQ FT • 54.26 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 inpspection, 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.

EPSOM OFFICE
2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE
62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE
141 High Street
Banstead, Surrey, SM7 2NS
01737 333 699

TADWORTH & KINGSWOOD OFFICE
Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT
157 High Street
Epsom, Surrey, KT19 8EW
01372 726 666

The PERSONAL Agent

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.

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.