



55 The Avenue, Tadworth

The PERSONAL Agent

# £485,000

## Share of Freehold

- Spacious first floor apartment
- Lift access
- Good size sitting-dining room
- Master bedroom with en-suite
- Fitted kitchen-breakfast room
- Good size bedroom two
- Modern fitted bathroom
- Moments from the village
- Parking
- No onward chain

A very spacious modern two double bedroom, two bathroom, first floor apartment situated in this sought after village development.

Lift access, parking and moments from the village and no onward chain.

A bright and airy communal entrance hall leads to the stairs and/or lift to the first floor. The apartment has a good size entrance hallway with storage, the double aspect 16' sitting-dining room has a floor to ceiling central window giving a very nice outlook and centrally fitted gas fire.

The kitchen-breakfast room is fitted with modern units and has integrated appliances, bedroom one has a separate dressing area with fitted wardrobes and ensuite bathroom with bath and shower. There is also



a modern fitted family bathroom and bedroom two is a good size and has a built in wardrobe.

The property is fully double glazed, has gas central heating and has secure security access.

Outside there are attractive communal gardens and parking space.

Ideally located within a few minutes walk of Tadworth village with its excellent local shops, restaurants, cafes and train station with direct link to London Bridge.

There are well regarded schools within the village and acres of open countryside on nearby Epsom Downs And Walton Heath.

The nearby A217 affords easy access to larger towns

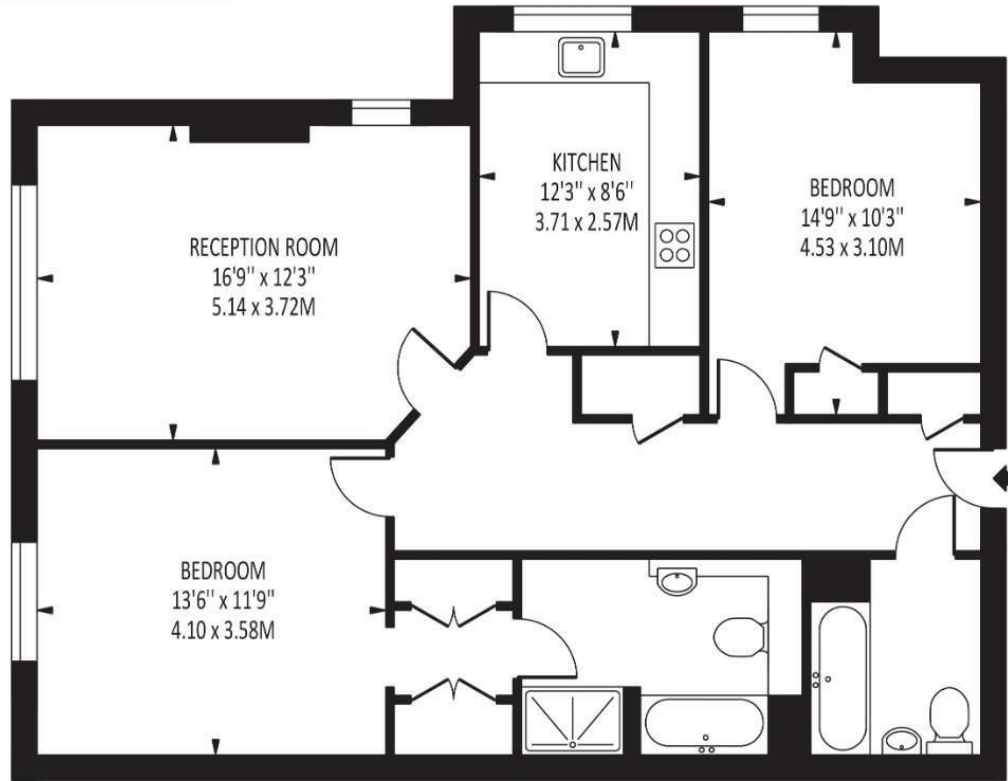
and the M25 at junction 8.

Tenure - Share of Freehold  
Annual ground rent amount (£) - N/A  
Annual service charge amount (£) - 2280.00  
Council tax band - E

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.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	78	80
(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		
England & Wales		EU Directive 2002/91/EC

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.

**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 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.  
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