



Tadworth Street, Tadworth

The **PERSONAL** Agent

Guide Price £235,000

Leasehold

- Retirement flat for residents over 55
- No onward chain
- Ground floor
- Two double bedrooms
- Communal facilities
- Communal gardens
- Within moments of Tadworth's local shops and mainline station

A superb opportunity to acquire this spacious, quiet, two bedroom ground floor flat presented in good order in this sought after over 55's development with a warden, emergency pullcord scheme in every room and a vibrant social community with the use of communal lounge area.

Set within a leafy and peaceful setting, this spacious two double bedroom ground floor retirement flat is offered to the market with no onward chain.

The development itself provides excellent communal facilities, including a residents' lounge with television and a separate kitchen, creating a welcoming environment for social events such as afternoon tea, live music evenings, film nights, and bridge sessions.

Internally, the property is well proportioned throughout



and comprises a generous entrance hallway providing access to all rooms, together with two useful storage cupboards. The larger-than-average living room offers ample space for both lounge and dining furniture, with the kitchen accessed directly from the reception area.

The kitchen enjoys pleasant views over the front aspect and the communal gardens.

Further accommodation includes two double bedrooms and a bathroom.

Ideally situated within a short walk of both Tadworth and Walton on the Hill villages, the property enjoys convenient access to an excellent selection of local shops, restaurants, and cafés.

Tadworth railway station provides direct services to London Bridge, while the nearby A217 offers easy connections to the larger towns of Epsom, Banstead, and Reigate, as well as the M25 via Junction 8.

Length of lease (years remaining) - 59
Annual ground rent amount (£) - £300.00
Annual service charge amount (£) - £3,700.00
Council tax band - E

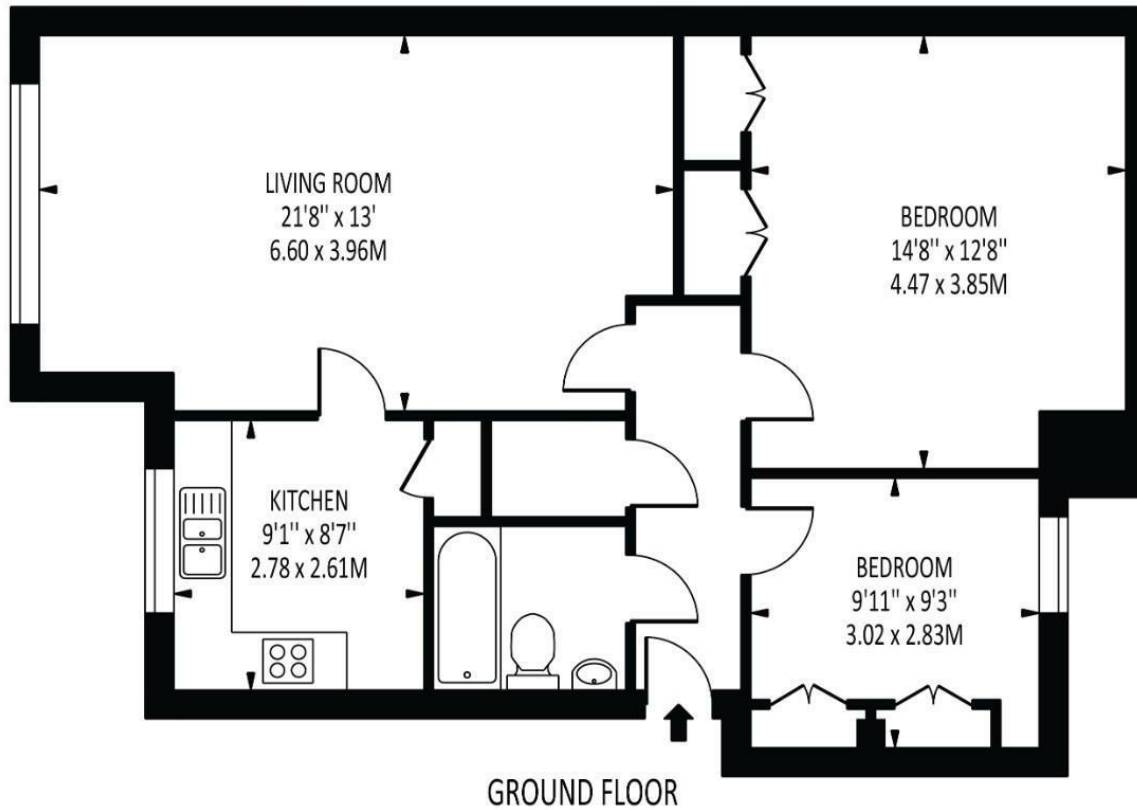
PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase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





The **PERSONAL** Agent

Heathside Court,
Tadworth Street
Total Area: 769 SQ FT • 71.41 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	74	77
(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

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



The
PERSONAL
Agent

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.

