



24 Station Approach, Tadworth

The **PERSONAL** Agent

£375,000

Leasehold

- 26' x 22' Sitting/dining room
- Spacious kitchen/breakfast room
- Downstairs cloakroom
- Galleried landing
- Two good sized bedrooms
- Modern family bathroom
- Moments from the village
- Close to train station
- No onward chain

The Personal Agent are pleased to present a stunning split level two bedroom ground floor apartment situated within this landmark development in the heart of Tadworth village.

There are acres of open countryside on the doorstep on nearby Epsom Downs and Walton Heath.

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.

This very spacious ground floor apartment is situated



within the former Barclays bank building in the heart of Tadworth village.

The split level accommodation includes a fabulous ground floor reception room with vaulted ceiling with adjoining modern fitted kitchen/breakfast room with integrated appliances. There is also a useful storage and downstairs cloakroom.

The first floor has a gallery landing overlooking the reception space and leads to two good sized bedrooms and modern family bathroom.

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

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

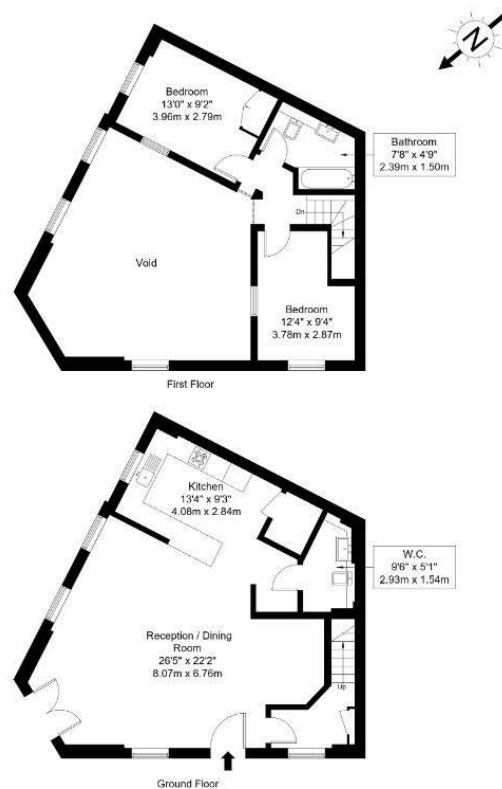
PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase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





Station Approach, KT20 5AH

Approx Gross Internal Area = 99.63 sq m / 1072 sq ft



Ref :

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**BLEU
PLAN**

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) A		
(81-91) B		
(69-80) C	73	73
(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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The
PERSONAL
Agent

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
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