



Killasser Court, Tadworth

The **PERSONAL** Agent



# £475,000

## Share of Freehold

- Three spacious reception rooms
- Two balconies
- Cloakroom
- Two double bedrooms
- Modern fitted kitchen
- Bathroom with bath and shower
- Double glazing and gas central heating
- Attractive communal gardens
- Garage
- Close to village and station

The Personal Agent are proud to present an exceptionally spacious second (top floor) apartment situated within this highly sought after village development.

The property is located within a few minutes walk of the village and train station and has two large balconies, two bedrooms and three reception rooms. There is also an attractive communal grounds and garage.

Tadworth village is a thriving village with excellent local shops, supermarket, restaurants and well regarded local schools.

This impressive apartment has flexible and free flowing accommodation throughout with the entrance hall and cloakroom leading into the 17'3 x 11'6 sitting room with large south facing balcony. The adjoining family room is open plan to the fitted kitchen which has integrated appliances and further useful storage units. The family room also has a front facing balcony overlooking the communal grounds.



The two double bedrooms are an excellent size, bedroom one has fitted wardrobes, the spacious modern fitted bathroom has both bath and a walk-in shower.

There are attractive and well kept communal grounds, residents parking and garage. The property also comes with a large and useful storage cupboard located in the communal entrance hall.

Tadworth train station is a few minutes walk away and has a direct link with London Bridge station. There are several bus routes servicing nearby larger towns.

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

The A217 road link offers easy access to The M25 at Junction eight.

Tenure - Share of freehold  
Annual ground rent amount (£) - N/A

Annual service charge amount (£) - 3000.00  
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.





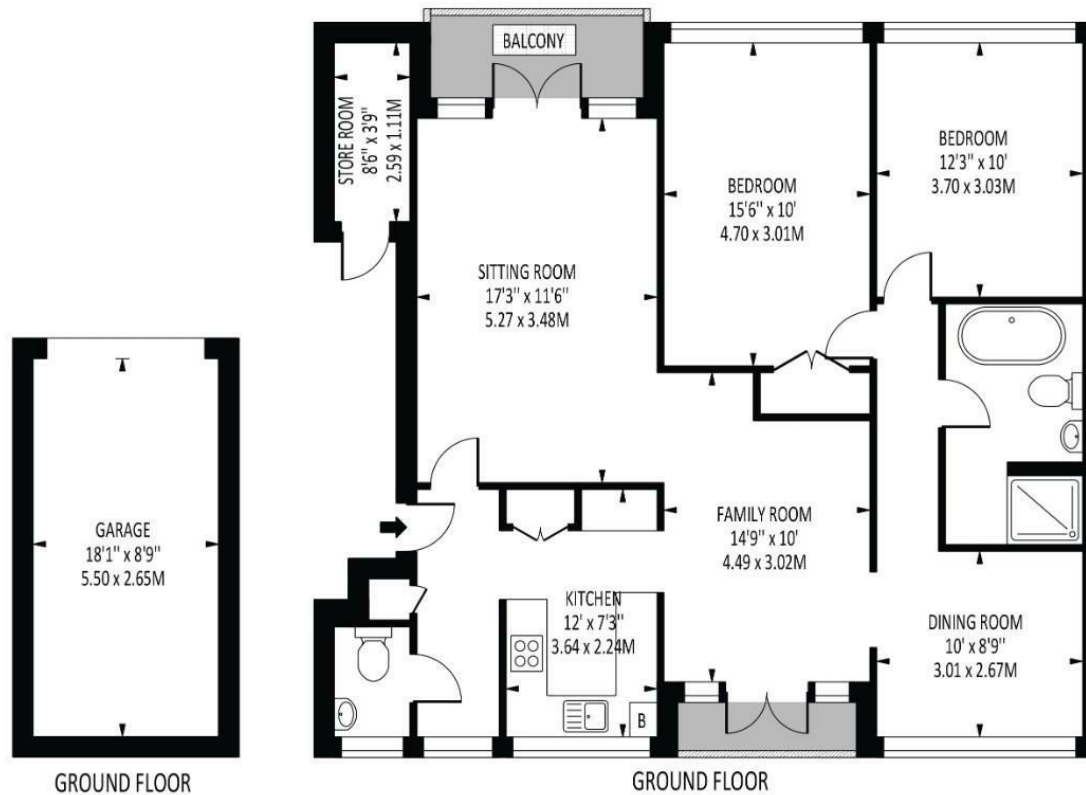




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## Killasser Court

Total Area: 1198 SQ FT • 111.31 SQ M  
(Including Garage & Store Room)  
Garage Area : 157 SQ FT • 14.58 SQ M  
Store Room Area : 31 SQ FT • 2.87 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	78
(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

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The  
**PERSONAL**  
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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.



