



The Avenue, Tadworth

The **PERSONAL** Agent

Offers In The Region Of £400,000 Leasehold - Share of Freehold

- Two double bedrooms
- Principal bedroom with en suite and built in wardrobes
- No onward chain
- Beautifully presented throughout
- Allocated parking
- Excellent storage
- Within moments of local shops and Tadworth station
- Communal gardens with bike storage
- Share of freehold

This beautiful first floor apartment is situated within a highly regarded, purpose-built development of just eight exclusive flats. Located on one of Tadworth's most prestigious roads on the Downs, it enjoys an enviable position between Epsom and Banstead.

The property is just a few minutes' walk from Tadworth village, which offers an excellent range of local amenities, including a butcher, artisan bakery, Tesco Express, pharmacy, hairdresser, barber, and post office. Residents also benefit from easy access to two GP surgeries, an optician, and a dentist.

The area is well served by both highly regarded state and private schools, making it an attractive location for families. In addition, Tadworth boasts a superb selection of restaurants, cafés, and traditional pubs, all contributing to the village's welcoming and vibrant community atmosphere.

This beautifully presented apartment is bright, spacious, and filled with natural light, enjoying far reaching views across the surrounding area and towards the London skyline. Offered to the market in excellent condition and with no onward chain, it provides an exceptional opportunity for buyers seeking a move in ready home.

The accommodation comprises two generous double bedrooms and two bathrooms, including a stylish en suite to the principal bedroom. At the heart of the apartment is a large open plan living space incorporating the kitchen, dining area, and lounge, creating a contemporary and sociable environment for both everyday living and entertaining. Excellent storage is provided throughout, with ample cupboard space in the hallway and lobby, together with fitted wardrobes and vanity units in the bedrooms.



The well appointed kitchen features natural stone worktops, an extensive range of wall and base units, and a full complement of integrated appliances, including a fridge freezer, dishwasher, washer dryer, oven, microwave, and gas hob.

The apartment benefits from double glazing throughout, modern zoned underfloor heating, and efficient air extraction systems in both the kitchen and bathrooms, ensuring year round comfort and energy efficiency.

To the rear of the building is a private residents' car park, where the apartment has its own allocated parking space. Additional amenities include a secure cycle and storage shed suitable for bicycles and garden furniture, as well as a communal refuse store. The attractive communal gardens surrounding the development are beautifully maintained and provide pleasant outdoor space for residents to enjoy.

Tadworth Station is just a few minutes' walk from the apartment and provides frequent direct rail services to London, making it ideal for commuters. The village is also well served by regular bus routes to Epsom, Sutton, Gatwick Airport, and Crawley. For motorists, the nearby A217 offers convenient access to central London and Junction 8 of the M25.

The property enjoys a superb location surrounded by beautiful open countryside, with the charming villages of Walton-on-the-Hill and Kingswood within easy walking distance. Tadworth is a picturesque Surrey downland village, renowned for its proximity to the Surrey Hills Area of Outstanding Natural Beauty and an abundance of outdoor leisure opportunities.

The area is particularly popular with walkers, cyclists, and golfers, with several highly regarded golf

courses nearby, including venues that have hosted international competitions. The famous cycling routes around Box Hill and an extensive network of scenic walking trails are also within easy reach.

Equestrian enthusiasts are well catered for, with local riding facilities and stables close by. The property is also conveniently located for Epsom Downs Racecourse, home to the world-famous Epsom Derby and a variety of prestigious racing and entertainment events throughout the year.

Tadworth offers a thriving village community with a wide range of local clubs, societies, and recreational activities, making it a highly desirable place to live for people of all ages.

Tenure - Leasehold- Share of Freehold
Length of lease (years remaining) - 108 (opportunity to extend)
Annual ground rent amount (£) - N/A
Annual service charge amount (£) - £1650.00
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.

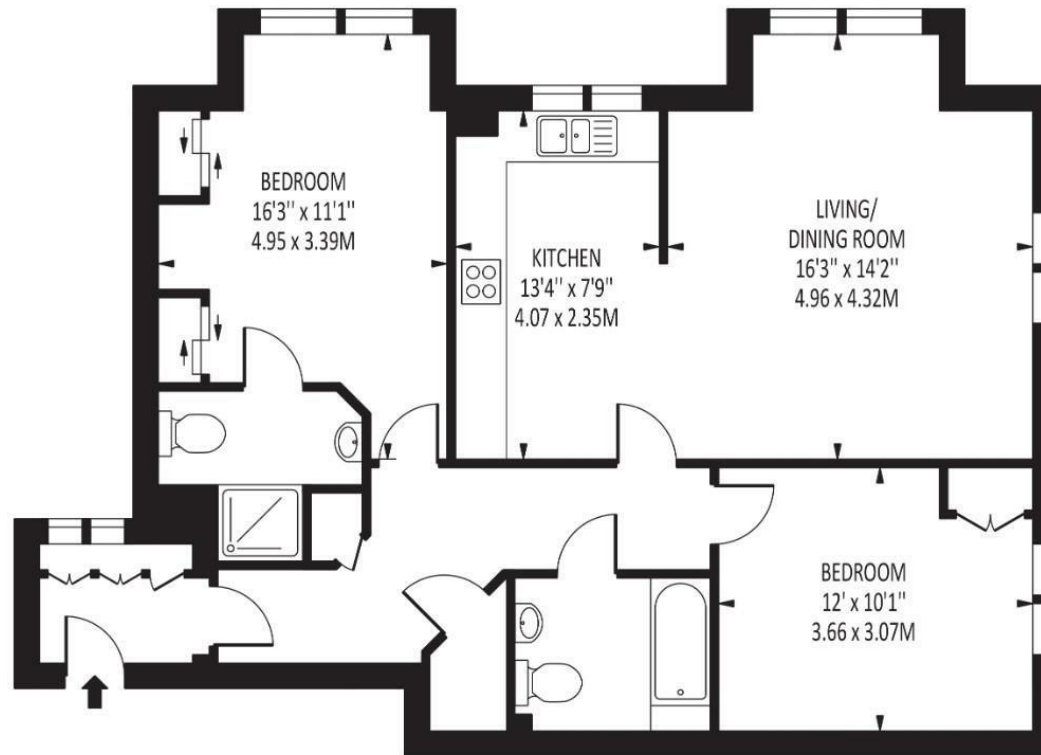




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Oaklands

Total Area: 838 SQ FT • 77.88 SQ M



FIRST FLOOR

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	75	76
(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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TADWORTH & KINGSWOOD OFFICE

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LETTINGS & MANAGEMENT

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