



The Avenue, Tadworth

The **PERSONAL** Agent

£420,000

Share of Freehold

- Two good sized bedrooms
- Two bathrooms
- Large south facing balcony
- Lift access
- Good size sitting-dining room
- Fitted kitchen with appliances
- Double glazing and central heating
- Garage
- Sought after development
- No Onward Chain

The Personal Agent are pleased to present a spacious two bedroom two bathroom first floor apartment with large south facing balcony which overlooks the beautiful communal gardens and woodland beyond.

The property also benefits from a garage and lift access.

Avenue Court is a highly regarded retirement development for the over 55's. Situated within a few minutes walk of Tadworth village with its excellent local shops, restaurants and cafes.

The well appointed accommodation has a spacious entrance hall with useful storage, 16'6 x 12'6 sitting-dining room with direct access to the large south



facing balcony and fitted kitchen with integrated appliances.

The master bedroom has a nice outlook and a modern ensuite shower room, bedroom two is a good size and there is a modern family bathroom.

Outside there are very well maintained communal gardens and a good size garage in an on-site block.

Tadworth train station has a direct link with London Bridge station with travel time approximately 55 minutes.

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

Tenure - Share of Freehold

Length of lease (years remaining) - TBC

Annual ground rent amount (£) - 50.00

Annual service charge amount (£) - 3600.00

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.

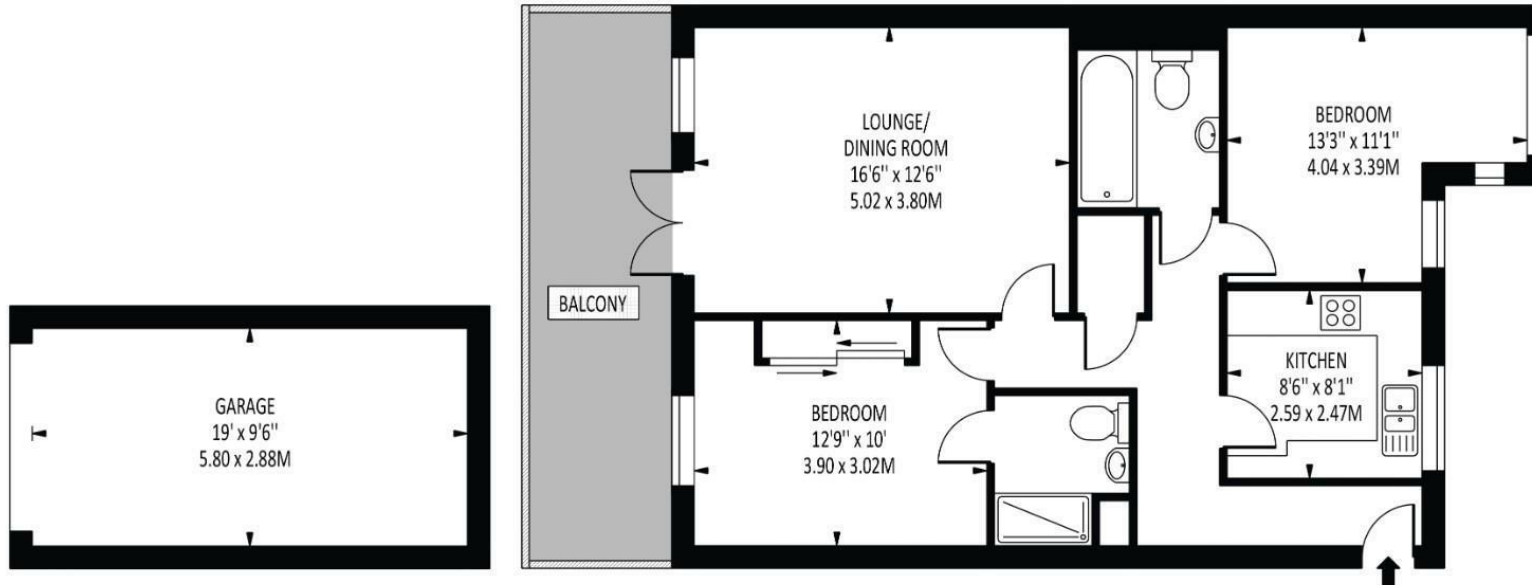




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Avenue Court, The Avenue Tadworth

Total Area: 921 SQ FT • 85.52 SQ M
(Including Garage)
Garage Area : 180 SQ FT • 16.70 SQ M



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	81
(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	

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.

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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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