



Station Approach, Tadworth

The **PERSONAL** Agent



# £350,000

## Leasehold

- Split level apartment
- Large sitting-dining room
- Modern fitted kitchen with appliances
- Master bedroom with en-suite
- Bedroom two with ensuite
- Wrap around outside terrace
- Further small balcony
- Close to shops and train station
- No onward chain

A modern and spacious two bedroom split level ground floor apartment forming part of this landmark building in the heart of Tadworth village.

This spacious apartment has excellent accommodation throughout, the entrance hall leads to the open plan 20' x 17' reception room with adjoining modern fitted kitchen with integrated appliances.

A real feature is the large wrap around outside terrace.

Bedroom one has fitted wardrobes and en-suite shower room, stairs lead down to bedroom two



which also has an en-suite and its own outside terrace.

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

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.

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.

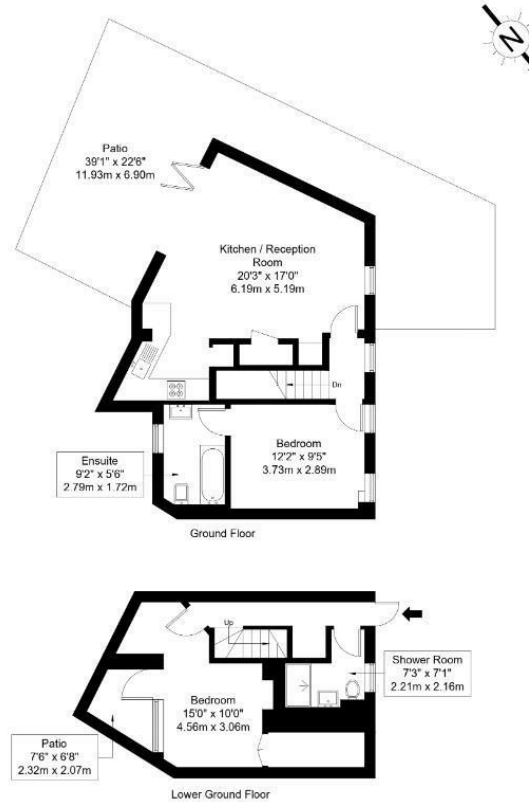






# Station Approach, KT20 5AH

Approx Gross Internal Area = 78.74 sq m / 848 sq ft



Ref :

Copyright **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.  
Copyright @ BLEUPLAN

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>		
(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

77

## 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 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

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



**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.



