



Station Approach, Tadworth

The **PERSONAL** Agent

Guide Price £235,000

Leasehold

- One bedroom apartment
- Modern fitted kitchen with appliances
- No onward chain
- Top floor
- Good size sitting/dining room
- Double sized bedroom
- Attractive Vaulted Ceilings
- Double glazing and gas central heating
- Centre of village location
- Close to shops, restaurants, and train station

Nestled in the heart of Tadworth village, this stylish one bedroom apartment offers a unique opportunity to reside in a landmark building, formerly the Barclays bank.

The property boasts a modern fitted kitchen complete with integrated appliances, perfect for those who enjoy cooking and entertaining. The vaulted ceilings add an element of spaciousness and character, creating a bright and airy atmosphere throughout the flat.

This charming residence features a well appointed reception room, ideal for relaxation or hosting guests. The bedroom is designed for comfort, providing a peaceful retreat at the end of the day. There is also a modern contemporary style bathroom equipped to



meet your daily needs.

With double glazing and gas central heating, this apartment ensures warmth and energy efficiency, making it a practical choice for modern living. The location is particularly advantageous, as it is just moments away from a variety of shops, restaurants, and the train station, offering excellent transport links for commuters to London Bridge.

In addition there are acres of beautiful open countryside on the doorstep or nearby at Epsom Downs and Walton Heath.

The nearby A217 road link gives easy access to larger towns including Banstead, Reigate and Epsom and the

M25 at junction 8.

Tenure - Leasehold

Length of lease (years remaining) - 120

Annual ground rent amount (£) - 249 PA

Annual service charge amount (£) - 762 PA

Council tax band - B

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.



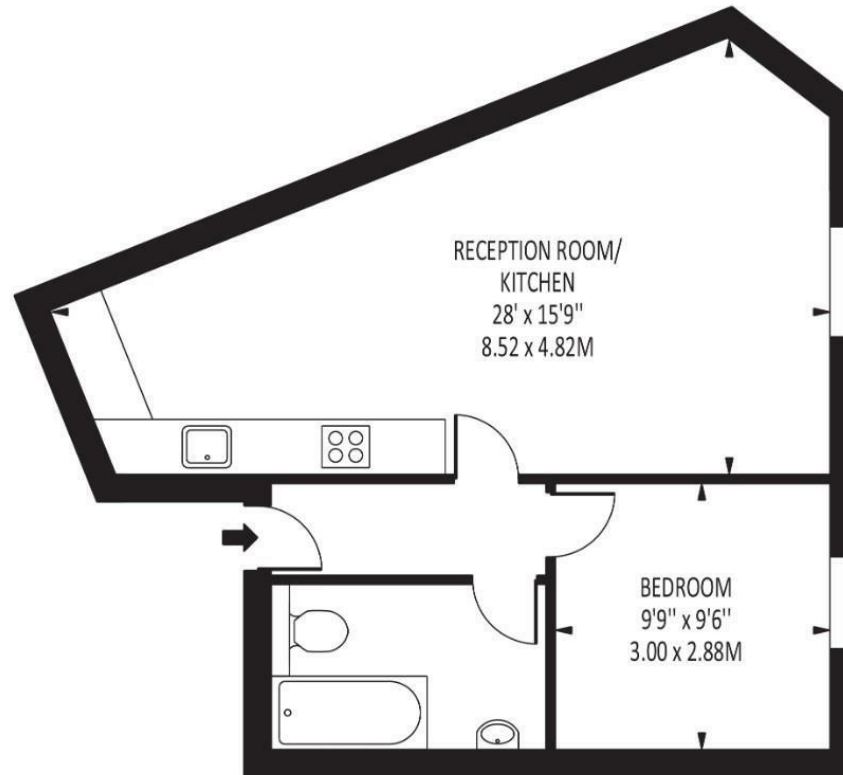


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Eagle House

Total Area: 503 SQ FT • 46.73 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) A		
(81-91) B		
(69-80) C	78	78
(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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