



High Street, Tadworth

The **PERSONAL** Agent

# Guide Price £475,000

## Leasehold - Share of Freehold

- Spacious 1,400+ sq ft first-floor apartment
- Private entrance shared with one neighbour
- No adjoining wall for quieter, secluded living
- Rare 31ft tandem garage plus workshop
- Southerly balcony with attractive outlook
- Two generous double bedrooms with storage
- Refitted ensuite and stylish main bathroom
- Large loft plus walk-in lockable storeroom
- Short stroll to Tadworth station and shops
- Available to purchase with no onward chain

Offering over 1,400 sq ft of accommodation and available with no onward chain, this exceptionally spacious first floor apartment must be viewed to be fully appreciated. Its appeal extends far beyond its generous, practical layout and convenient yet tucked away setting; it is the apartment's position within this renowned and highly sought after development that truly sets it apart.

Positioned within an annexed section of Heathwood and sharing an entrance with just one other neighbour, the property strikes a rare balance of privacy, seclusion and everyday convenience. With no adjoining walls to another apartment, it enjoys an almost detached feel, an uncommon and highly desirable attribute for apartment living.

Storage is a real strength of this home, with fitted wardrobes in both bedrooms, two additional internal cupboards, a walk-in lockable storeroom on the communal landing, access to a generous private loft space, and a 31ft tandem garage complete with a rear workshop area and electric door.

Whether you're moving from a larger property and want to retain practical space, or are a first-time buyer or professional couple looking for a home that can comfortably grow with you, the layout has been thoughtfully designed to offer flexibility, convenience, and plenty of room for life's essentials.



From the welcoming entrance hall, there is access to the dining room, which links to the kitchen/breakfast area. This space is not only the heart of the home but also an excellent area for entertaining. The living room is a generous size and provides access to the southerly facing balcony, which enjoys an attractive outlook over the grounds. There are two well-proportioned double bedrooms, a refitted ensuite shower room and a refitted bathroom, completing this fine home.

Outside, the established and well-maintained grounds offer a glimpse into what a fantastic place Heathwood is to live. With ample residents' parking and the rare addition of a 31ft garage, this apartment meets a comprehensive checklist of what many consider to be the ideal home.

Heathwood is a short stroll from Tadworth train station and village shops, including independent traders such as an award-winning gift shop, butcher, fishmonger, bakery, dry cleaners, vets, hairdressers and florist, as well as restaurants, a village supermarket and more besides. The surrounding area offers open countryside, with Epsom Downs Racecourse, Walton Heath and several renowned golf courses close by. For commuters, Epsom mainline rail station is approximately 3 miles away, and by road, Junction 8 of the M25 is within 4 miles, providing access to Gatwick and Heathrow airports and the wider motorway network.

We highly recommend a viewing of this rare apartment.

Tenure: Leasehold

Length of lease (years remaining): 958 years

Annual ground rent: N/A

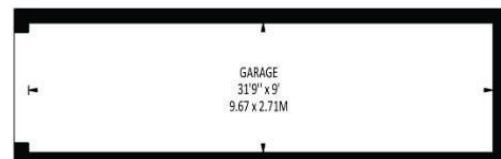
Annual service charge: £2520 per year

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.







## Heathwood

Total Area: 1405 SQ FT • 130.53 SQ M

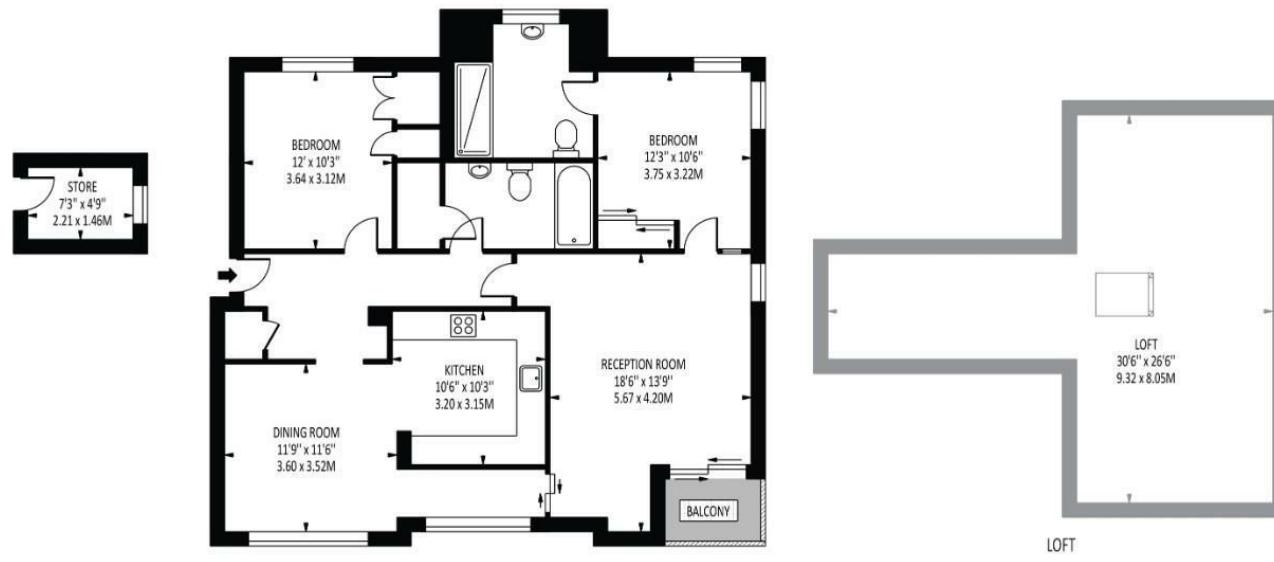
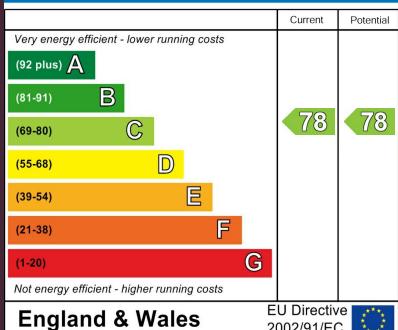
(Including Garage, Store & Excluding Loft)

Garage Area : 282 SQ FT • 26.21 SQ M

Store Area : 35 SQ FT • 3.22 SQ M

Loft Area : 481 SQ FT • 44.65 SQ M

### Energy Efficiency Rating



#### 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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