



Tadworth Street, Tadworth

The **PERSONAL** Agent

# Guide Price £280,000

## Leasehold

- Ground floor retirement apartment
- Own entrance
- Well presented throughout
- Direct access to patio area
- Modern fully fitted kitchen
- Contemporary bathroom
- Residence and visitors parking
- Within easy reach of local shops and station
- No onward chain

A superb opportunity to acquire this spacious, quiet, two bedroom ground floor flat presented in good order in this sought after over 55's development with on site Warden, emergency pullcord scheme in every room and a vibrant social community with the use of communal lounge area.

Located in a leafy and peaceful setting, this spacious two double bedroom ground floor retirement maisonette is offered to the market with no onward chain.

Benefitting from its own private front door, the property also enjoys use of a small patio area to the rear, ideal for a bistro table and chairs, perfect for morning coffee or some fresh air.

The development itself offers excellent communal facilities, including a residents' lounge with television and a separate kitchen, providing a welcoming space for social events such as afternoon tea, live music evenings, film nights and bridge sessions.



Internally, the property is well presented throughout and comprises a generous hallway giving access to all rooms and featuring two useful storage cupboards. The larger than average living room provides ample space for both lounge and dining furniture. The kitchen is accessed directly from the living room.

The contemporary kitchen enjoys direct access to the patio area and is fully fitted.

Further accommodation internally consists of two double bedrooms and a modern bathroom.

Ideally located within a short walk of both Tadworth and Walton on the Hill villages with their excellent local shops, restaurants, and cafes.

Tadworth train station has a direct link to London Bridge. The nearby A217 road link offers easy access to larger towns to Epsom, Banstead and Reigate and the M25 at Junction 8.

Tenure - Leasehold  
Length of lease (years remaining) - 60  
Annual ground rent amount (£) - £327.00  
Annual service charge amount (£) - £3350.00  
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.

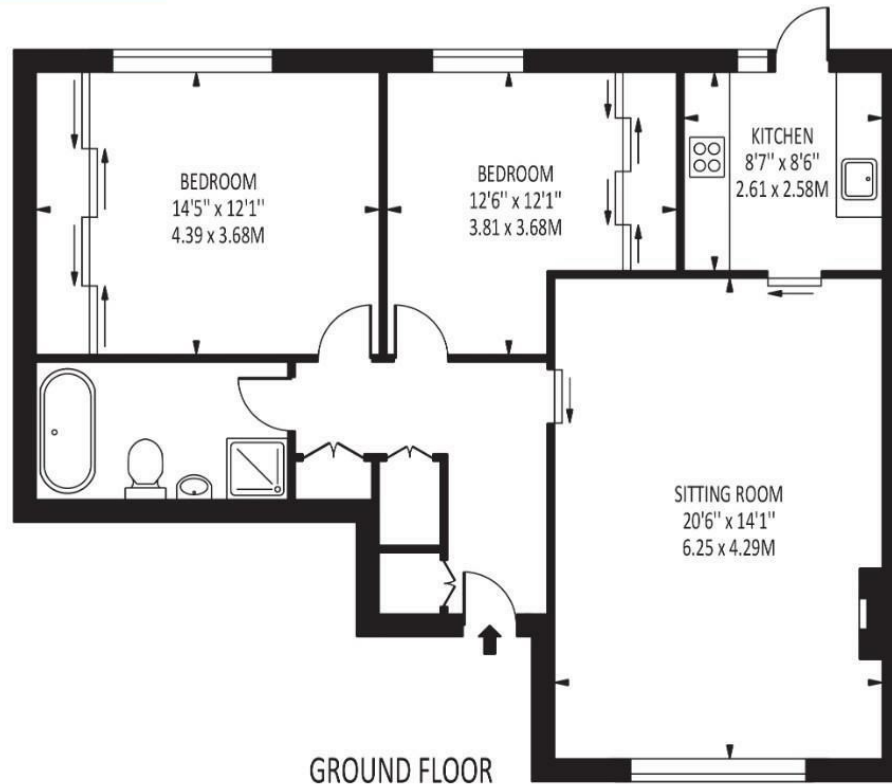




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## Heathside Court

Total Area: 864 SQ. FT • 80.23 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) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            | 73      | 78                      |
| (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 |

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**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.



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