



24 Station Approach, Tadworth

The **PERSONAL** Agent



# £250,000

## Leasehold

- One bedroom apartment
- Entrance hall with storage
- Useful office area
- Modern fitted kitchen with appliances
- Good size sitting-dining room
- Balcony with nice view
- Double bedroom with ensuite
- Double glazing and gas central heating
- Centre of village location
- Close to shops, restaurants, and train station

A stylish one bedroom apartment situated within the landmark former Barclays bank building in the heart of Tadworth village. Moments from shops restaurants and train station.

Modern fitted kitchen and bathroom and good size westerly facing balcony.

This individually designed flat has high ceilings and imaginatively designed accommodation throughout.

The entrance hall has storage and a very useful alcove currently used as an office area.

The modern fitted kitchen with integrated appliances adjoins the sitting-dining room with good size balcony with lovely westerly views towards Epsom Downs.



The double bedroom is a good size and has a modern en-suite bathroom.

Double glazing and gas central heating.

Eagle House was formerly the Barclays bank building before being developed into individually designed apartments and is located in the centre of Tadworth village with local shops, restaurants and cafes and train station with direct link to London Bridge.

There are acres of beautiful open countryside on the doorstep on nearby 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.

No onward chain.

Tenure - Leasehold

Length of lease (years remaining) - 120

Annual ground rent amount (£) - 249 PA

Annual service charge amount (£) - 762 PA

Council tax band - C

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.





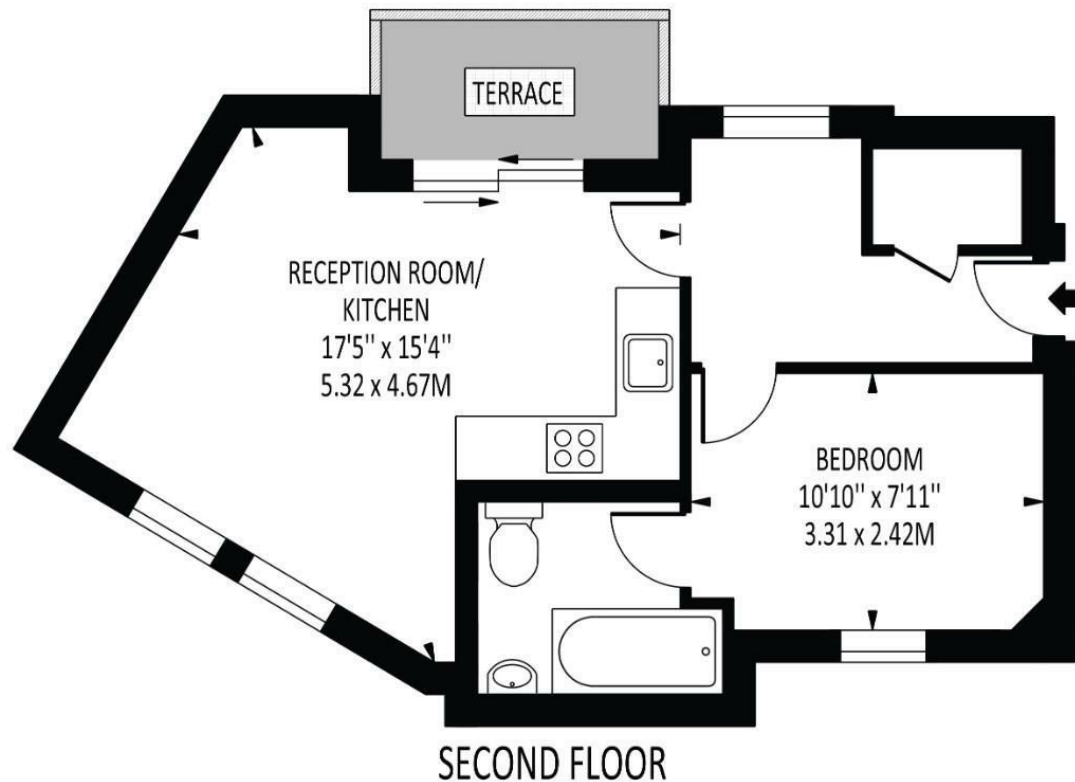




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## Eagle House

Total Area: 398 SQ FT • 36.94 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	80	80
(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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**TADWORTH OFFICE**  
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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.



