



The Avenue, Tadworth

The **PERSONAL** Agent

£380,000

Leasehold - Share of Freehold

- Two double bedrooms
- Spacious sitting/dining room
- South facing balcony
- Fitted kitchen with integrated appliances
- Family bathroom & Separate WC
- Double glazing and gas central heating
- Garage and residents parking
- Communal gardens
- Close to shops and train station
- No onward chain

A very well presented two double bedroom first floor apartment with south facing balcony. Situated within this small development in the heart of Tadworth village, moments from shops, restaurants and train station.

Communal gardens, garage and residents parking.

This well presented and proportioned apartment comprises; A spacious entrance hall with excellent storage, cloakroom, good size sitting-dining room with south facing balcony, fitted kitchen with integrated appliances, two double bedrooms both with fitted cupboards and fitted family bathroom.



In addition the property is fully double glazed and has gas central heating.

The development also has attractive communal grounds, residents parking, and a garage.

Kings Court is located moments from the village centre with its excellent local shops, restaurants, and cafes.

Tadworth station has a direct link to London Bridge station with travel time approx 50 minutes.

There are well regarded schools both primary and secondary within easy reach.

Nearby Epsom Downs has acres of open countryside with numerous bridlepaths and footpaths.

Share Of Freehold
Lease 135 Years remaining (To Be Confirmed)
Service Charge Approx. £2200 pa
Council Tax Band: D

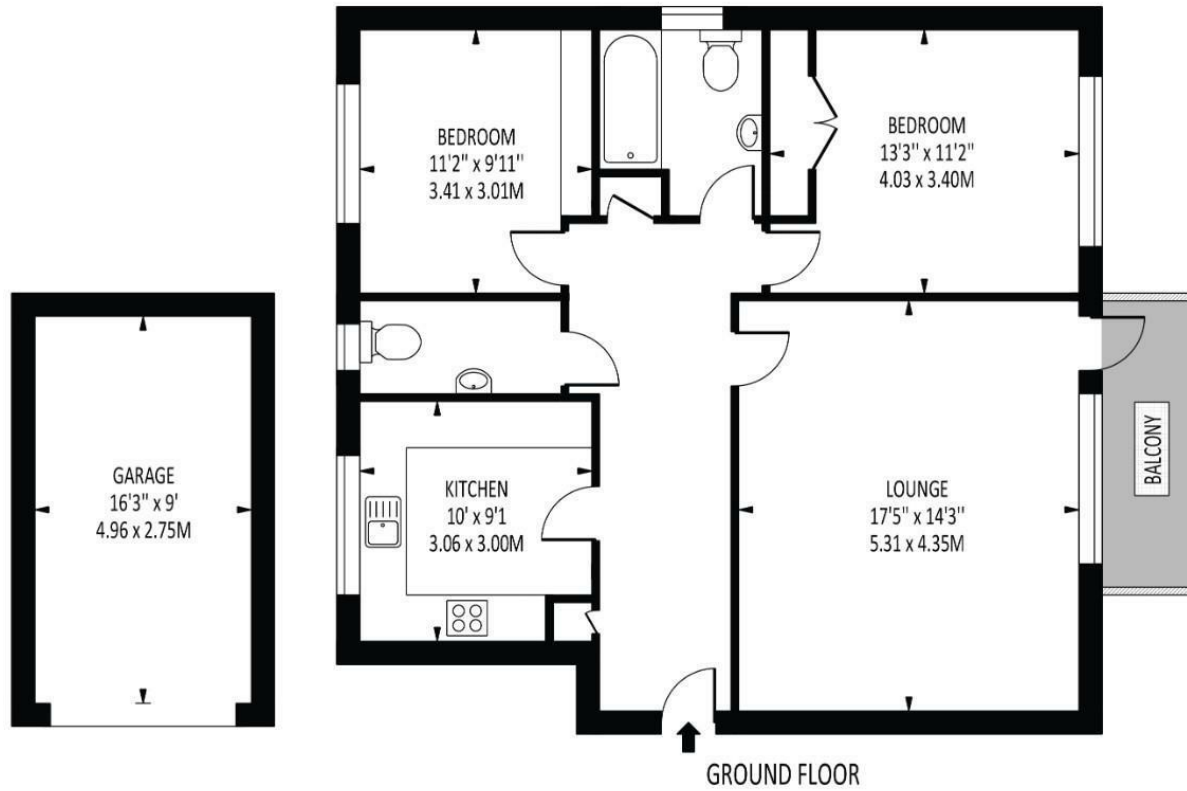
PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.





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**Kings Court,
The Avenue Tadworth**
Total Area: 998 SQ FT • 92.69 SQ M
(Including Garage)
Garage Area : 147 SQ FT • 13.64 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	77	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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Station Approach Road
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LETTINGS & MANAGEMENT
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The
PERSONAL
Agent

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