



Heathside Court, Tadworth Street, Tadworth

The **PERSONAL** Agent

£299,000

Leasehold

- Ground floor apartment
- Two bedrooms
- Refitted kitchen
- Refitted shower room
- Double glazing
- Gas radiator heating
- Several storage cupboards
- Garage in block & residents parking
- Close to Tadworth village & Walton on the Hill
- No ongoing 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 living with live-in on-site Warden, emergency pullcord scheme in every room and a vibrant social community with the use of communal lounge area.

You are greeted by a hallway with several storage cupboards opening onto the spacious 21ft lounge/dining room. There is a modern kitchen with several cupboards and drawers, and a luxurious modern shower room.

A large double bedroom with a second double bedroom, communal gardens and residents parking with own garage in block complimenting this property.



It's blend of character, modern living and proximity to Tadworth village and Walton on the Hill with its excellent local shops, cafe's, pubs, restaurants and train station makes this is a superb opportunity to acquire this lovely home.

Surrounded by open countryside including Walton Heath and Epsom Downs offering scenic views and country walking options.

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) - 61
Annual ground rent amount (£) - 328.00
Annual service charge amount (£) - 3300.00
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.



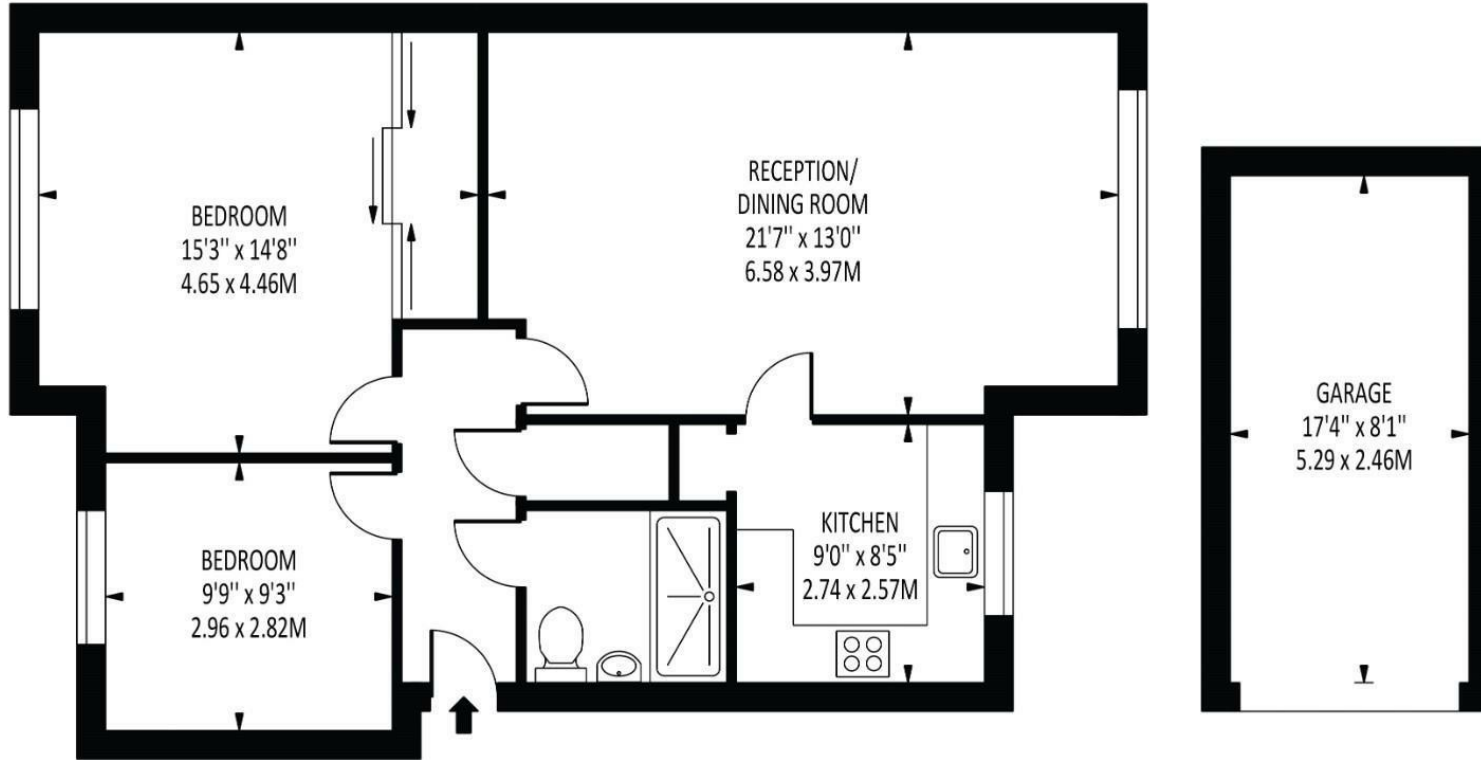


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Heathside Court

Total Area: 773 SQ FT • 71.81 SQ M
(Excluding Garage)
Garage Area: 140 SQ FT • 13.01 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	75
(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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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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