



Station Approach, Tadworth

The **PERSONAL** Agent



# Price Guide £454,995

## Leasehold - Share of Freehold

- Two double bedrooms
- First floor maisonette
- 29ft Living room with balcony
- Spacious hallway with terrace
- Refitted Kitchen
- Refitted bathroom
- Cloakroom
- Several storage cupboards
- Garage in block
- Walk to the village and station

In our opinion this is the best property in Killasser Court that we have ever seen.

The current owners over the years have upgraded the property considerably, including opening the layout to offer more space, and allow more light to flow into the property.

You are greeted by a spacious hallway opening to its own private terrace. This property actually has two private terraces, the other being accessed off the 29ft lounge/dining room.

The Kitchen is fully fitted with integral appliances, there is an upgraded family bathroom with bath and shower, and a further cloakroom with toilet. Both bedrooms are doubles with fitted wardrobes. A further feature to note is there is plenty of storage cupboards, with a further cupboard in the communal hallway.

Outside the property is surrounded by communal gardens, has a garage in block, and is just a short walk from the centre of Tadworth and BR train station.

This property must be viewed internally to be fully appreciated.



Through the communal doors and up to the first floor. Upon entering the property you are greeted by a spacious hallway with doors to a private terrace. There is a 29ft Living room with its own further private terrace, two double bedrooms, a refitted kitchen and bathroom, second cloakroom with toilet, and plenty of storage cupboards.

Outside the property is enclosed by communal gardens, with a Garage in block.

Tadworth Village is on the Western periphery of the North Downs and has its own thriving village community.

Tadworth is centrally placed for access to all parts of South East England via Junction 8 of the M25 which is approximately 4 miles to the south and gives access to the motorway network and both Gatwick (16 miles) and Heathrow (32 miles) airports.

Tadworth station provides a rail service to London Bridge and Victoria and there is a wide selection of private, state and primary schools in the area.

The village shops in Tadworth cater for day-to-day needs and there are larger shopping facilities at Epsom, Epsom Downs offers 600 acres of unspoilt open space and is home to The Derby.

Tenure - Leasehold  
Length of lease (years remaining) - TBC  
Annual ground rent amount (£) - N/A  
Annual service charge amount (£) - 2500.00  
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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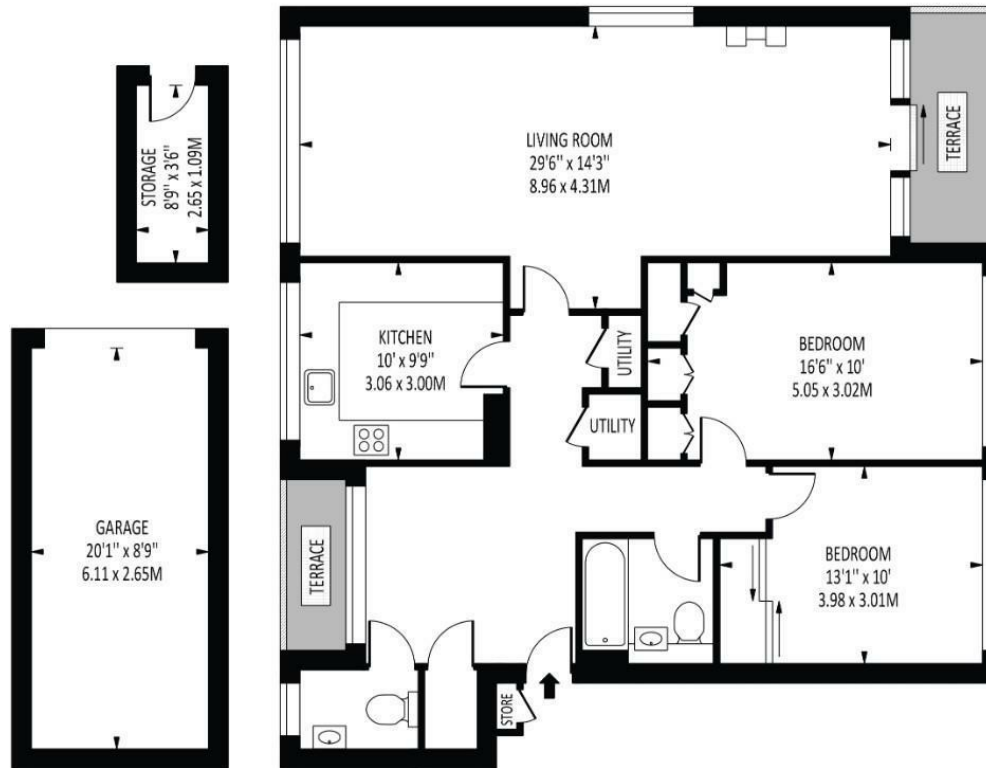
## Killaser Court, Station Approach Tadworth

Total Area: 1240 SQ FT • 115.23 SQ M

(Including Garage, Storage & Excluding Store)

Garage Area: 174 SQ FT • 16.19 SQ M

Storage Area: 31 SQ FT • 2.89 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>		
(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		
	77	80
England & Wales		
	EU Directive 2002/91/EC	

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Epsom, Surrey, KT18 7RG  
01372 745 850

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020 8393 9411

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141 High Street  
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Tadworth, Surrey, KT20 5AG  
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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.



