



Tadworth Street, Tadworth

The **PERSONAL** Agent

Price Guide £240,000

Leasehold

- Ground floor apartment
- One double bedroom
- Refurbished throughout
- Open plan living / dining space
- Walk to Tadworth station
- Short walk to local shops
- Private cul-de-sac
- Communal gardens
- Garage in block
- Leasehold

Located in a private cul-de-sac in Tadworth, The Personal Agent are delighted to welcome to the market this beautifully presented one double bedroom ground floor apartment, situated in a peaceful position yet within easy reach of Tadworth high street and station.

Being so close to Tadworth high street and station, as well as being excellently presented throughout, this wonderful apartment offers a great opportunity for investors, first time buyers and downsizers alike.

The accommodation comprises of an entrance hallway, which leads into the bright and spacious living dining space, which has an open plan feel with access into the kitchen completed with ample storage space.

Along the hallway there is a modern family bathroom, as well



as the primary bedroom with built in cupboards, which has an outlook over the communal gardens.

Outside there is a private garage as well as plenty of parking spaces.

Tadworth Village is ideally situated for transport links to surrounding towns, such as Banstead, Epsom, Ewell & Sutton as well as the M25 which in turn provides access to Heathrow & Gatwick airports. The area is also well served by railway networks from Tadworth station into London Victoria and London Bridge and the local bus routes include Sutton, Banstead, Epsom, Redhill & Reigate. The nearby Epsom Downs is best known for its racecourse and surrounding open countryside, ideal for walking the dog or going for a leisurely walk, well served by local pubs and restaurants, There are a number of excellent local schooling options, in both private & state sectors and Epsom Town centre offers a range of shopping

and recreational facilities.

Tenure – Leasehold

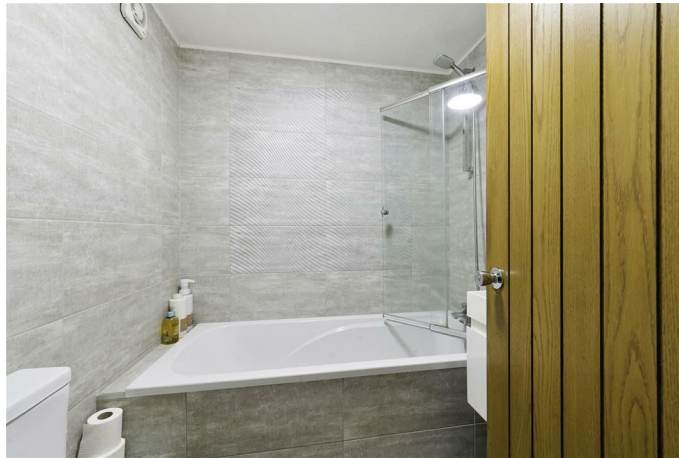
Length of lease (years remaining) – 959

Annual ground rent amount (£) – TBC

Annual service charge amount (£) – £1,301

Council tax band – B

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.

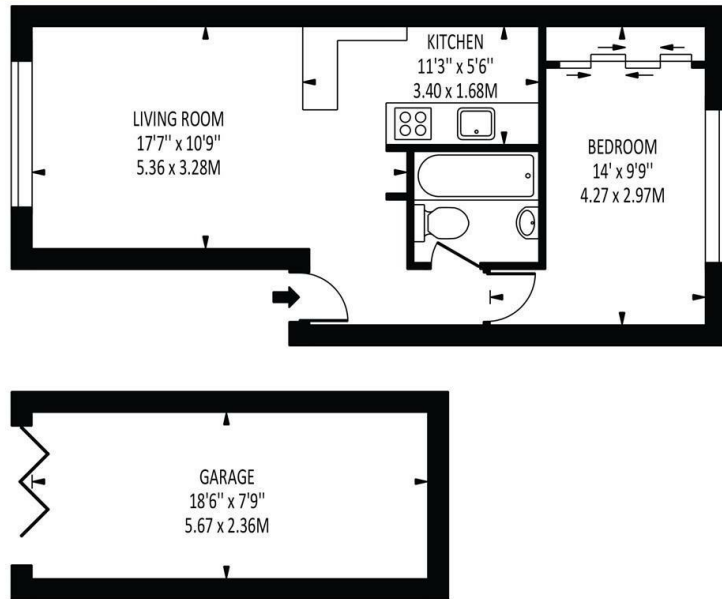




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The Russetts
 Total Area: 546 SQ FT • 50.72 SQ M
 (Including Garage)
 Garage Area : 144 SQ FT • 13.38 SQ M



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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 surveys 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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