



Longfield Crescent, Tadworth

The **PERSONAL** Agent

Guide Price £265,000

Leasehold

- Immaculate first floor apartment
- Two double bedrooms
- Private outdoor space/balcony
- Close to two stations
- Good School catchments.
- Modern bathroom suite
- Modern fitted kitchen
- Perfect Investment or FTB
- Low Maintenance costs
- No ongoing chain



The Personal Agent are pleased to bring to the market this well presented first floor apartment, offering two double bedrooms and a spacious lounge/diner with balcony.

Further features to note include gas central heating throughout, full double glazing and a short walk from the local convenience stores.

The property also has access to two stations, at Epsom Downs & Tattenham Corner, the latter being within walking distance but both providing access into London, along with free parking at the station.

Surrounding the property is beautiful communal grounds with a newly built leisure centre nearby. Viewing is strongly advised for first time buyers and investors alike.

Sole agent.

The spacious accommodation includes a 15ft living/dining room with a private balcony overlooking the communal grounds, together with a recently updated kitchen. In addition to the above there are also two well proportioned bedrooms and a family bathroom.

Outside there are communal gardens which are mainly laid to lawn.

The area is ideally situated for transport links with excellent access to the M25, Epsom, Sutton, Redhill and Reigate. Local amenities include a large ASDA superstore as well as a useful local parade of shops. There are a variety of local excellent schools nearby.

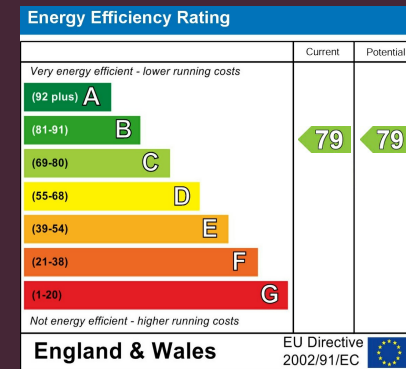
The village of Tadworth is situated just over a mile away and is positioned in between Epsom Downs, Banstead and Kingswood. It is a popular residential area offering a variety of properties. This location is ideal for family walks, dog walks, cycling, rambling or jogging.

Tenure - Leasehold
Length of lease (years remaining) - 100+
Annual ground rent amount (£) - 10.00
Annual service charge amount (£) - 700.00
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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