

## Ashurst Road Tadworth, Surrey KT20 5PX

SHOW HOME OPEN WEEKEND STARTS THIS FRIDAY 14TH JANUARY FROM 10AM. "Tadorne Place" is an development of just ten properties comprising of just four houses and six apartments all with allocated parking and help to buy. All is within easy reach of local shops, good schools, mainlines station and famous Epsom Downs. PLOT 7 Is a Two bedroom first floor apartment with main bathroom plus en-suite. There is high specification kitchen with all inbuilt appliances. The property also benefits from two private balconies and access to communal gardens

**£385,000 - Leasehold**





## STUNNING DESIGN & QUALITY

Whether you're looking for a brand new apartment or house, each new home at Tadorne Place has been planned to provide light and airy accommodation, designed for long-term enjoyment and finished to the highest specification. Both houses and apartments benefit from allocated parking set within the development's grounds, where you will also find a communal garden for all residents to enjoy

## KITCHEN

Contemporary high gloss units • Stone composite work tops • Stainless steel sinks with dual level mono chrome mixer taps • Touch control induction hob • Multi-function oven with Pyrolytic Cleaning • Integrated fridge/freezer • Integrated dishwasher • High quality timber engineered flooring

## BATHROOMS

Roca steel bath tubs with shower unit and glazed shower screen over • Roca wall hung WCs with chrome fittings • Roca hand basins with mono mixer taps • Soft closing toilet seats and lids • Chrome heated towel rails • Fully fitted bathroom and ensuite

## ADDITIONAL SPECIFICATION

Sky Q/TV outlets to living room • LED downlights • Video entry system (apartments only) • PAS 24 front door locking system (apartments only)

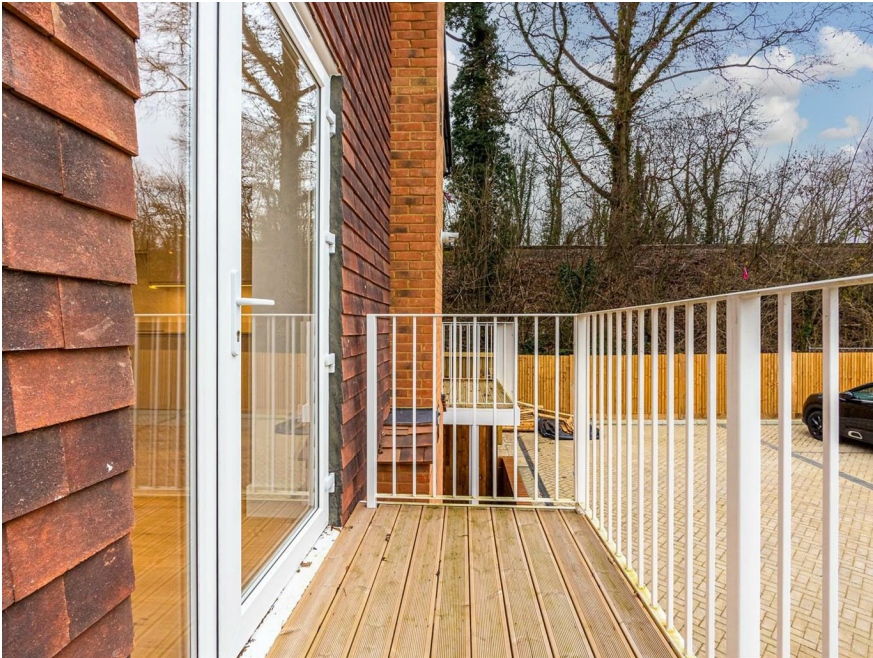
## A LOCATION THAT HAS IT ALL

Tadworth is an elegant village in north-east Surrey, set to the south-east of the Epsom Downs, home to the renowned Epsom Downs Derby, the UK's richest horse race. Epsom is the nearest town, just a mile and a half away, where you will find The Ashley Centre, home to over 50 stores, as well as a variety of coffee shops and restaurants. There's plenty of convenient parking and on the first Sunday of each month a farmers market is held in the town centre. Tadworth Leisure and Community Centre is located a short walk away and offers a 25 metre swimming pool, gym, crèche and café, with The Rainbow Leisure Centre also located in Epsom centre. Epsom Downs is a popular place to walk, ride and lunch, with the 500 acre Ashted Common - a national nature reserve and site of special scientific interest – also close by. Epsom Golf Club, renowned for its testing and undulating greens, is also just minutes away whilst the prestigious and heather covered Walton Heath Golf Club is also close by at Walton-on-the-Hill where previous members have included Winston Churchill and King Edward VIII. The village is also home to a beautiful Manor House, St. Peter's Church and Mere Pond, a local beauty spot, where you can take a leisurely stroll and feed the ducks. The Surrey Hills, famed as an area of Outstanding Natural Beauty, is located just 4 miles away. Here you'll find people walking, often with dogs, and it's also a popular area for those with equestrian interests. In addition to Epsom, the towns of Reigate and Leatherhead are also within a short drive, offering an even wider shopping experience and the retail metropolis of Kingston-upon-Thames is just over half an hour away (10.3 miles).

## ABOUT PORTDEVON

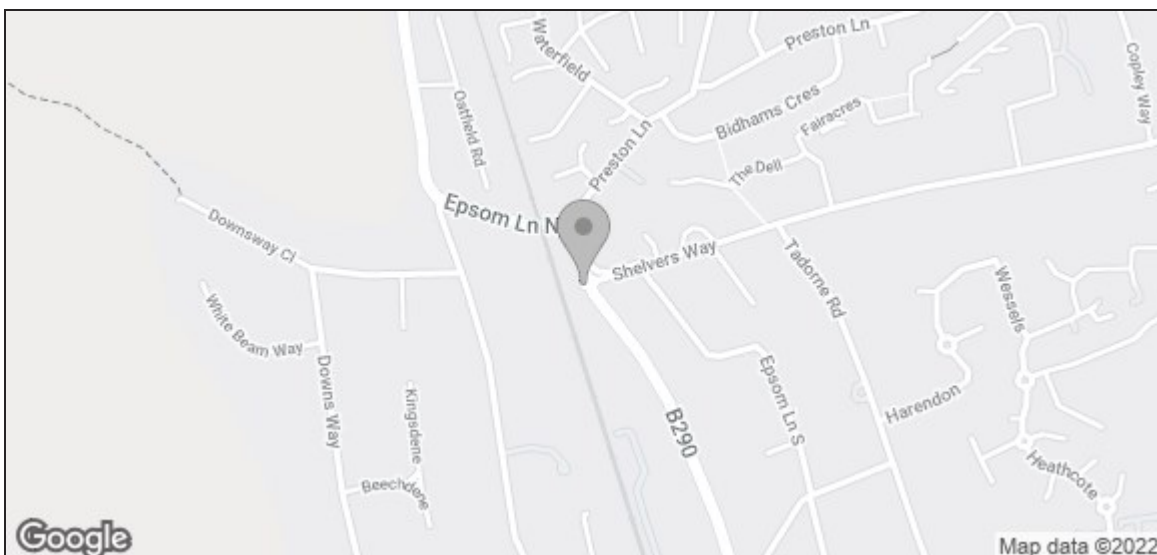
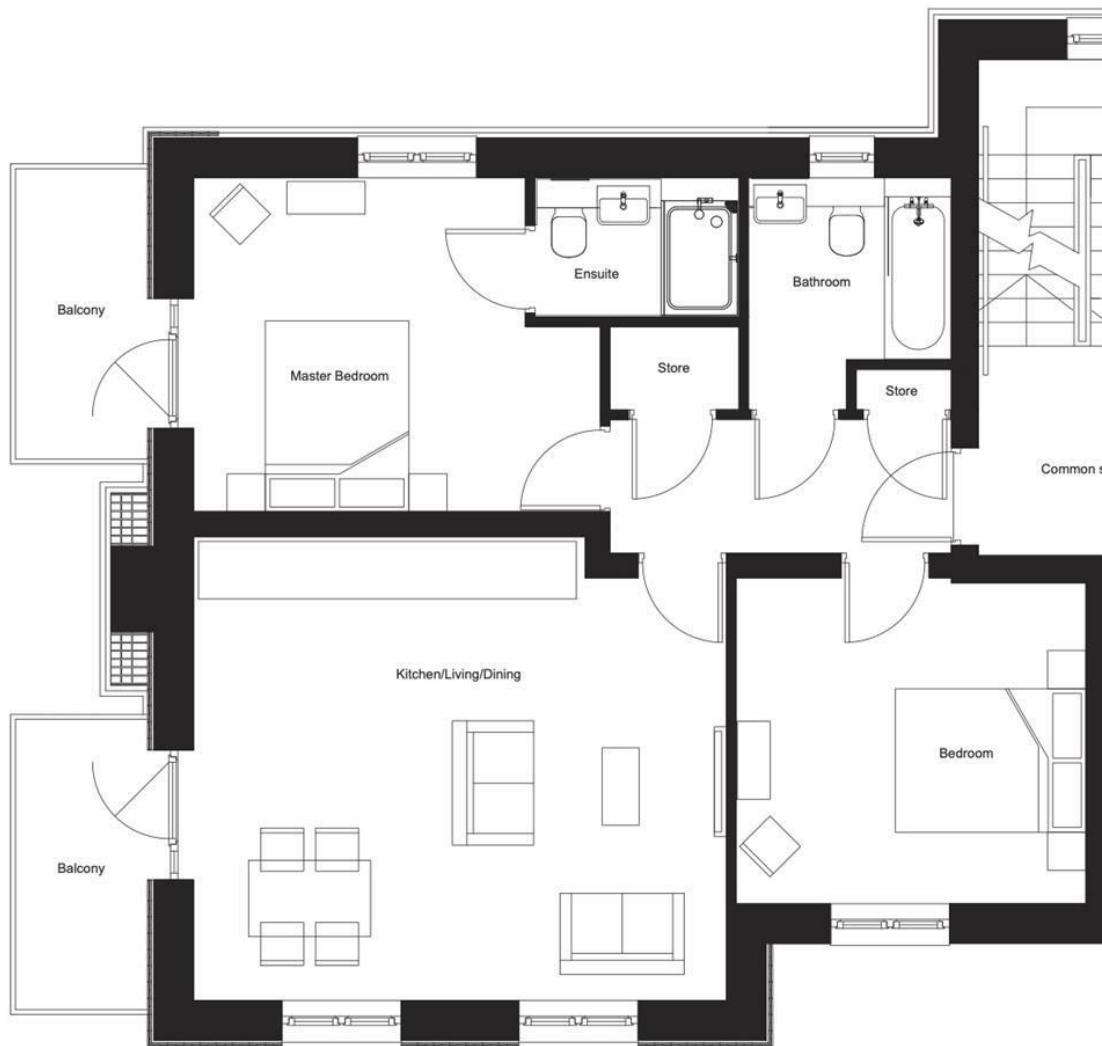
Portdevon is an independent, innovative and exciting residential developer delivering desirable homes across the Capital and the surrounding commuter belt. As specialists within London and surrounding counties property market, our team of experienced professionals draw on a broad range of disciplines to ensure that all our schemes deliver on both quality and superior finish. While demand for new homes continues to grow, so does the demand for high quality housing, which is carefully matched to the needs and expectations of an individual area and its specific demographics. At Portdevon, we understand that achieving the right property mix in the right location is critical to a development's success and the customer's future enjoyment of their home.







## PLOT 7



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		
England & Wales		
EU Directive 2002/91/EC		