

# Watermead

## Tadworth, KT20 5HB

£255,000 - Freehold



This delightful two-bedroom apartment offers a perfect blend of modern living and spacious comfort. Upon entering, you are greeted by a generous reception room that provides an inviting space for relaxation and entertaining. The layout is thoughtfully designed to maximise both light and space, creating a warm and welcoming atmosphere.

The apartment features two well-proportioned bedrooms, ideal for a small family, couples, or even as a home office. Each room is designed with contemporary finishes, ensuring a stylish yet comfortable environment. The bathroom is modern and well-appointed, providing all the necessary amenities for your daily routine.

This property is perfect for those seeking a contemporary lifestyle in a tranquil setting. Watermead is known for its picturesque surroundings and community spirit, making it an ideal location for anyone looking to enjoy the best of both worlds—peaceful living with easy access to local amenities.

In summary, this spacious two-bedroom apartment in Watermead, Tadworth, is a wonderful opportunity for those looking to embrace modern living in a serene environment. Don't miss the chance to make this lovely apartment your new home.



## THE PROPERTY

A two bedroom second floor apartment which offers great space throughout, a generous sized living room and kitchen and two double bedrooms.

## OUTSIDE AREA

There are communal gardens surrounding the property and plentiful parking.

## LOCAL AREA

Tadworth Village if you haven't already visited is a must see unlike many other Surrey villages, offers an array of local shops and the benefit of a mainline rail station which connects to London and other routes. Tadworth Village is surrounded by miles of open countryside where you can take leisurely evening walks. The property is located in a popular residential area close to local amenities and good local schools with excellent connections to the A217 road network which connects to the M25, M23 and A3.

## LOCAL SCHOOLS

Epsom Downs Community School – Ages 3-11

Shawley Community Primary Academy – Ages 2-11

Tadworth Primary School – Ages 4-11

Aberdour School – Ages 2-11

The Beacon School Secondary School – Ages 11-16

## LOCAL BUSES

S1 Banstead to Lavender Field (Mitcham) via Sutton

166 Banstead to Epsom Hospital via Epsom Downs, Banstead, Woodmansterne, Coulsdon, Purley, West Croydon Bus Station

420 Sutton to Crawley via Banstead, Tattenham Corner, Tadworth, Kingswood, Lower Kingswood, Reigate, Redhill, Earlswood, Salfords, Horley, Gatwick Airport (South)

420 Sutton to Redhill, via Banstead, Tadworth, Lower Kingswood, Reigate

## LOCAL TRAINS

Banstead Train Station – London Victoria 1 hour

Sutton – London Victoria 33 minutes

Sutton to London Bridge 39 minutes

Tattenham Corner Station – London Bridge, 1 hour 9 min

Kingswood, Chipstead, Woodmansterne – London Bridge –

Approx. 1 hour 2 min

## WHY WILLIAMS HARLOW

From our prominent Banstead Village office open seven days we offer specific and professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity. Our staff are highly trained and experts in their fields.

## LEASE

Approximately 119 years

## SERVICE CHARGES

£388 per six months

## GROUND RENT

£100 PA

## COUNCIL TAX

Reigate & Banstead BAND C £2,271.88 2026/27

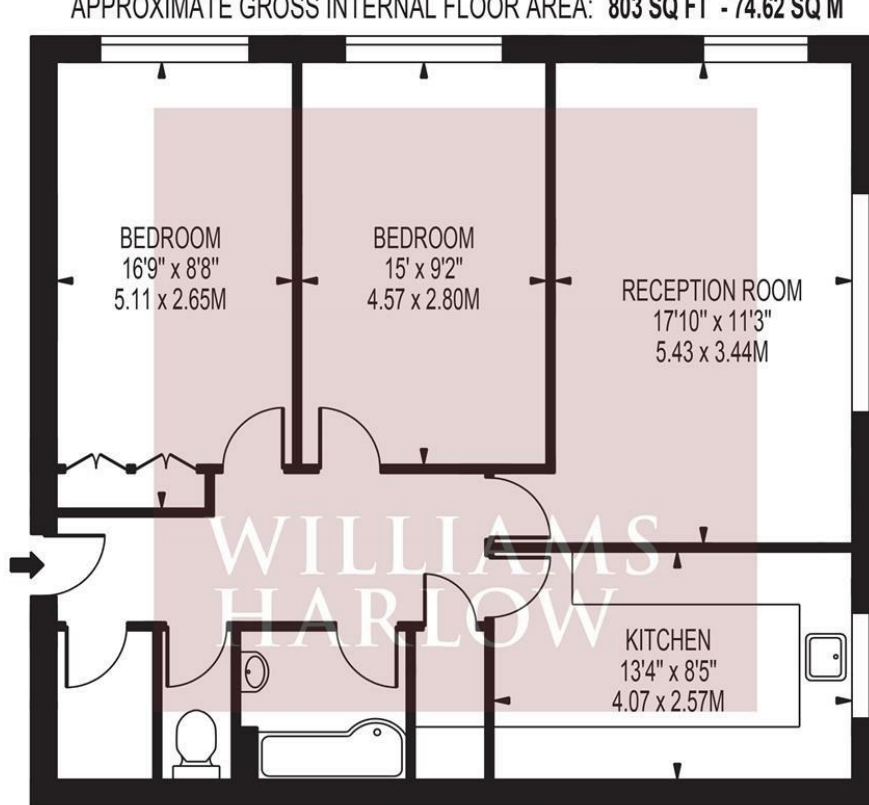


Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

**WILLIAMS  
HARLOW**

## WATERMEAD

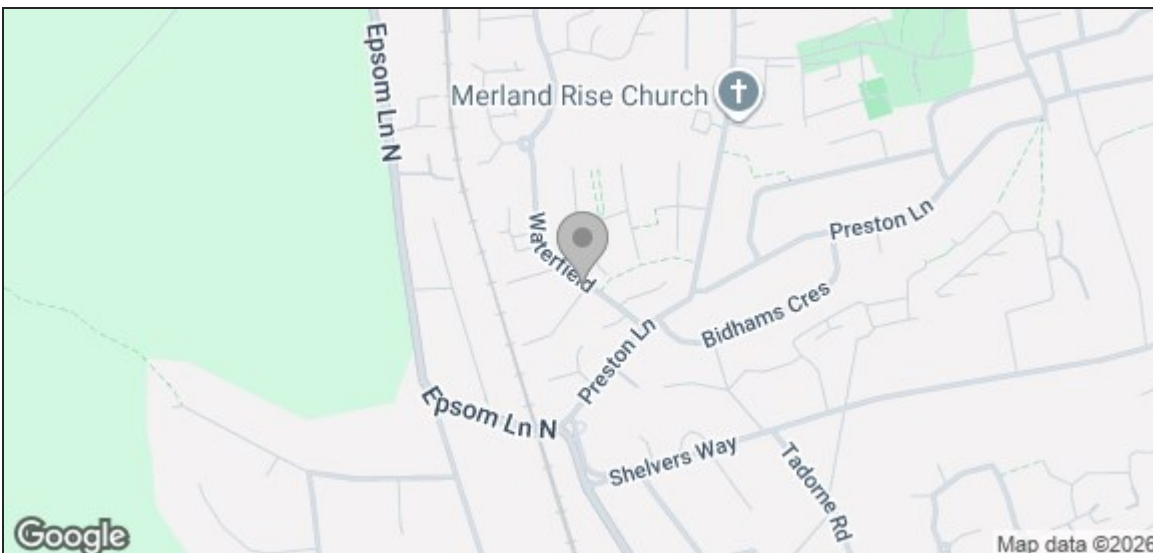
APPROXIMATE GROSS INTERNAL FLOOR AREA: 803 SQ FT - 74.62 SQ M



SECOND FLOOR

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 OR 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)	A		
(81-91)	B		
(69-80)	C		
(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	