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WILLIAMS
HARLOW

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Chapel Road Tadworth, KT20 5SG

Located in the charming area of Chapel Road, Tadworth, this delightful apartment for the over 55's offers a perfect blend of comfort and convenience. With one well-proportioned bedroom and a modern bathroom, this property is ideal for those seeking a peaceful retreat. The apartment features a spacious reception room that invites natural light, creating a warm and welcoming atmosphere. The refitted kitchen is a standout feature, providing a contemporary space for culinary pursuits. Step outside onto your private balcony, where you can enjoy a morning coffee while taking in the serene surroundings. The property also benefits from allocated parking for one vehicle. Location is key, situated close to Tadworth village, where you will find a variety of local shops, Tadworth railway station and a range of local amenities. **SOLE AGENTS. NO ONWARD CHAIN**

Offers Over £180,000 - Leasehold



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COMMUNAL FRONT DOOR

Entry phone system which gives access to a communal entrance foyer with stairs and lift rising to the first floor landing.

PRIVATE FRONT DOOR

Giving access through to the:

ENTRANCE HALL

Entry phone system. Access to loft void. Coving. Large walk in cupboard with a further access to loft void which houses a wall mounted gas central heating boiler and consumer unit for the electrics.

WC

Low level WC. Wash hand basin with mixer tap. Fully tiled walls.

LOUNGE/DINING ROOM

A large good sized room with two windows and a full height atrium window with glazed door with windows either side overlooking the well maintained communal gardens. Wall lights. 2 x radiators.

PRIVATE BALCONY

Wrought iron balustrade enjoying a pleasant outlook over the communal gardens.

RE-FITTED KITCHEN

Work surface incorporating an enamel sink drainer with mixer tap. A comprehensive range of cupboards and drawers below the work surface. Integral fridge and integral freezer. Fitted oven and grill with fitted microwave above. Surface mounted four ring halogen hob with glass splashback and extractor above. A comprehensive range of eye level cupboards. Radiator. Ceiling mounted extractor.

DOUBLE BEDROOM

Window with a pleasant outlook. Radiator. Coving. Fitted wardrobe providing useful hanging and storage.

BATHROOM

Panel bath with mixer tap. Also an independent shower above the bath. Low level WC. Pedestal wash hand basin with mixer tap.

Mirrored cabinet. Fully tiled walls. Heated towel rail. Ceiling mounted extractor.

OUTSIDE

The property has very well maintained communal gardens which area principally laid to large areas of manicured lawn, flanked by mature flower/shrub borders and some mature trees. The communal gardens are accessible to all residents.

PARKING

There is one allocated parking space to the immediate right of the lodge.

LEASE

86 years remaining with the option to re-new to a virtual Freehold at a 999 year Lease.

MAINTENANCE CHARGES & GROUND RENT

£202.00 per month which also includes the Buildings Insurance.

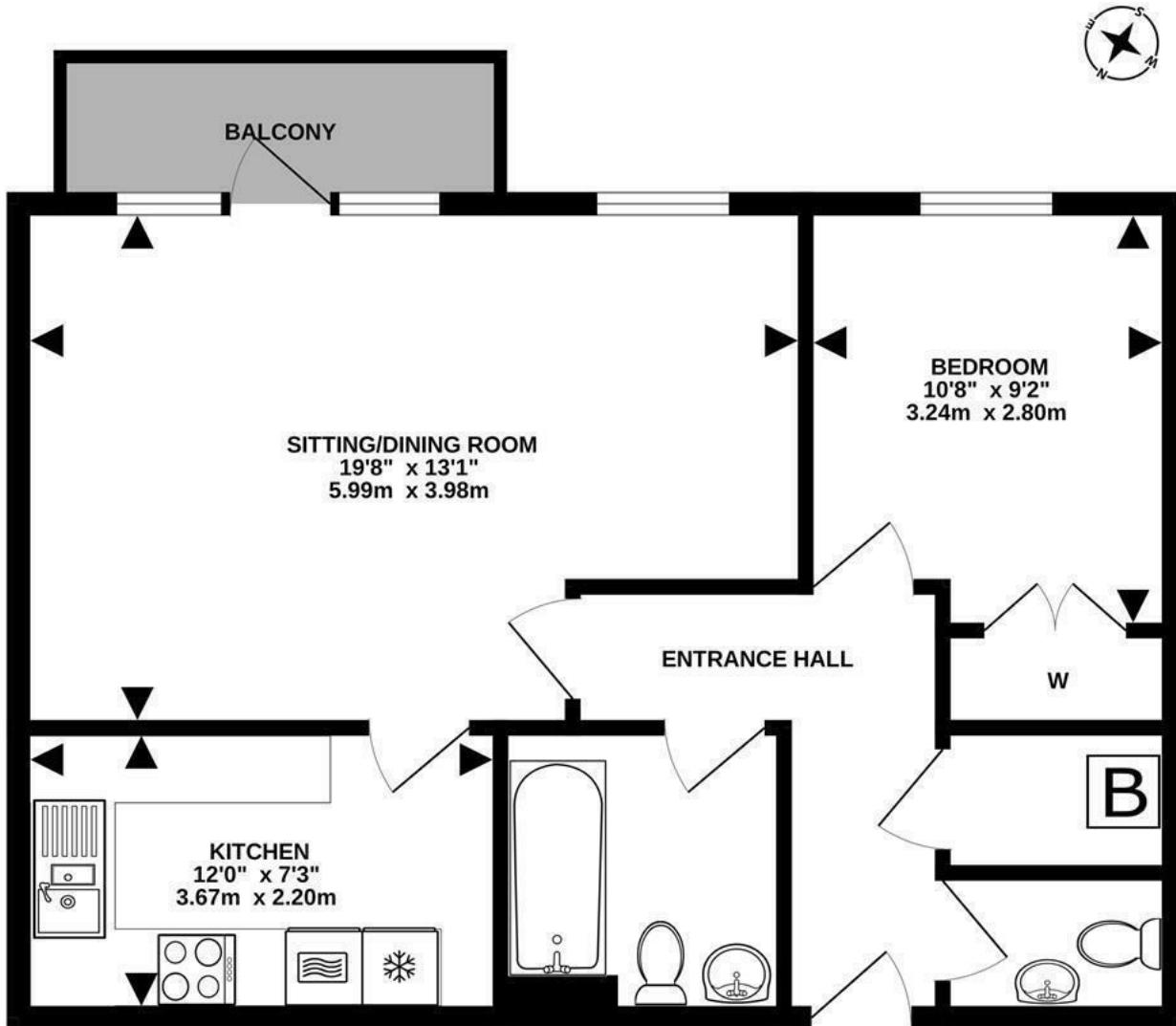
COUNCIL TAX

Reigate & Banstead BAND C £2079.42 2024/25



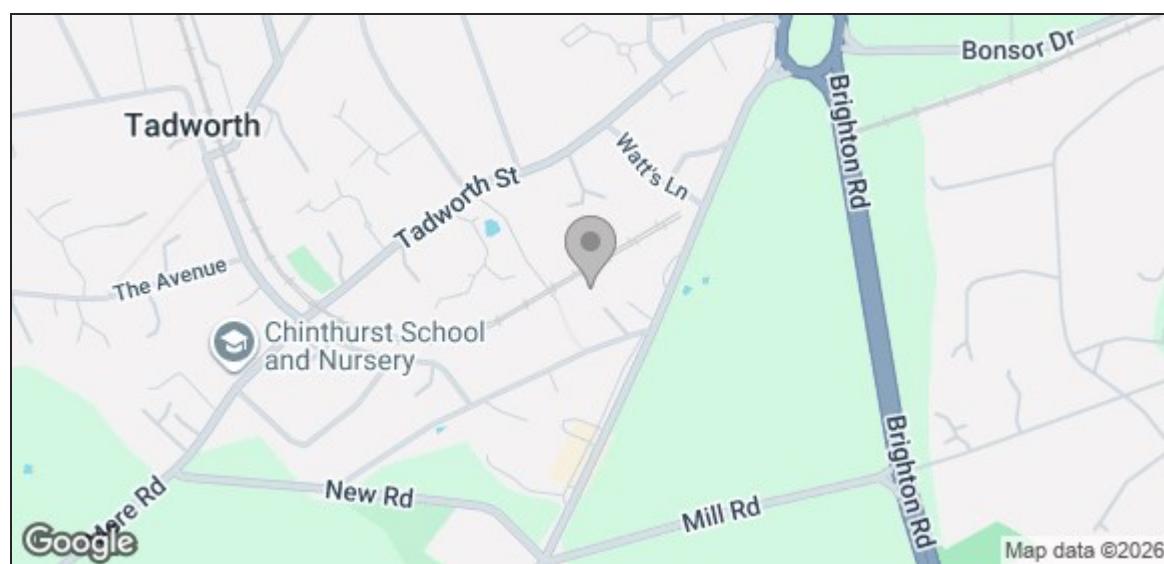
Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested 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.

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FIRST FLOOR

TOTAL FLOOR AREA: 583 sq.ft. (54.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(61-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		76	76
		EU Directive 2002/91/EC	