

## The Avenue Tadworth, Surrey KT20 5BG

WITH REASONABLE MAINTENANCE CHARGES. An opportunity to acquire a ONE DOUBLE bedroom first floor retirement apartment, suitable for persons aged 55 years and above, with both stair and lift access with a large PRIVATE BALCONY to the rear. The property has a fully fitted kitchen, bathroom with a separate large WC and gas heating. All is set within attractive communal gardens and also offers allocated parking. Located within walking distance of Tadworth village with a local shops and good rail connections. There is also a original term 999 year lease, NO CHAIN. SOLE AGENTS

£229,500 - Share of Freehold





## COMMUNAL ENTRANCE

Communal entrance door with entry phone system. Stairs and lift rising to the:

## FIRST FLOOR LEVEL

Giving access to the:

## PRIVATE FRONT DOOR

Giving access through to the:

## ENTRANCE HALLWAY

Wood effect flooring. Concealed radiator. Emergency pull cord. Entry phone system. Coving. Large storage cupboard with shelving.

## LIVING ROOM

Built in furniture comprising of media cabinet, cupboard and bookshelves. Fireplace feature with stone surround and hearth with an inset fire. Radiator. Coving. Thermostat for the central heating. Large in built cupboard with both hanging and storage shelving.

## PRIVATE BALCONY

Principally paved with attractive wrought iron balustrade overlooking the communal lawns and gardens.

## KITCHEN/BREAKFAST ROOM

Fitted with a range of wall and base units. Roll edge work surfaces incorporating a one and a half bowl stainless steel sink drainer with mixer tap. Integral washing machine. Fitted double oven and grill. Surface mounted four ring halogen hob with extractor above. Integral fridge and integral freezer. 2 x windows to the front. Underlighting. One cupboard housing gas central heating boiler.

## DOUBLE BEDROOM

Continuation of the wood effect flooring. Built in bedroom furniture comprising of fitted wardrobe, bedside cabinet, dressing table and chest of drawers. Window to rear. Coving.

## BATHROOM

White suite. Panel bath with mixer tap, shower attachment and grab rails. Low level WC with concealed cistern. Wash hand basin with mixer tap and vanity cupboard below. Tiled walls and tiled floor. Ceiling mounted extractor. Mirror. Shaver light/shaver point. Tiled floor.

## SEPARATE WC

Low level WC with concealed cistern. Wash hand basin with mixer tap. Mirror. Shaver light. Coving. Ceiling mounted extractor.

## OUTSIDE

## COMMUNAL GARDENS

The property is set within very well maintained communal gardens comprising of areas of lawn, seating areas, flower/shrub borders and an array of ornamental trees.

## ALLOCATED PARKING

One allocated parking space. Additional visitors parking is available on site.

## LEASE

999 years from 1989

## MAINTENANCE CHARGES

£1,434.00 per 6 months. The property has the benefit of a 24 hour emergency monitoring system. Included in the maintenance.

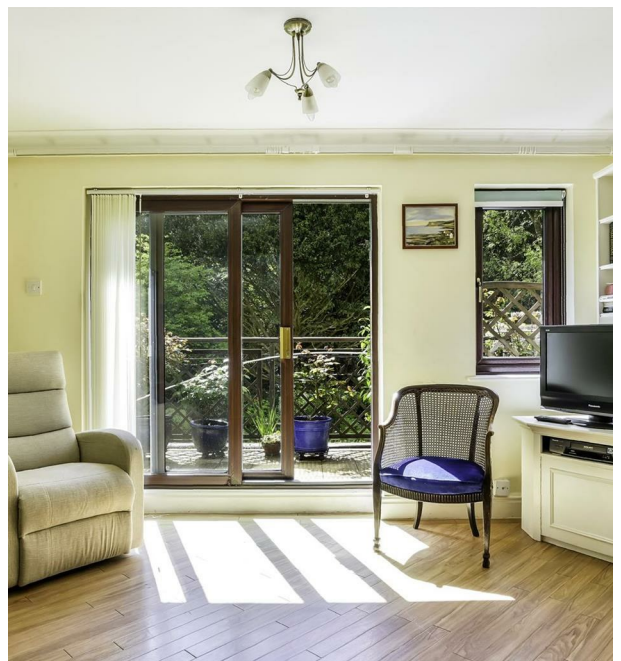
## GROUND RENT

Nil.

## COUNCIL TAX

Reigate & Banstead BAND C £1,989.98 2023/24

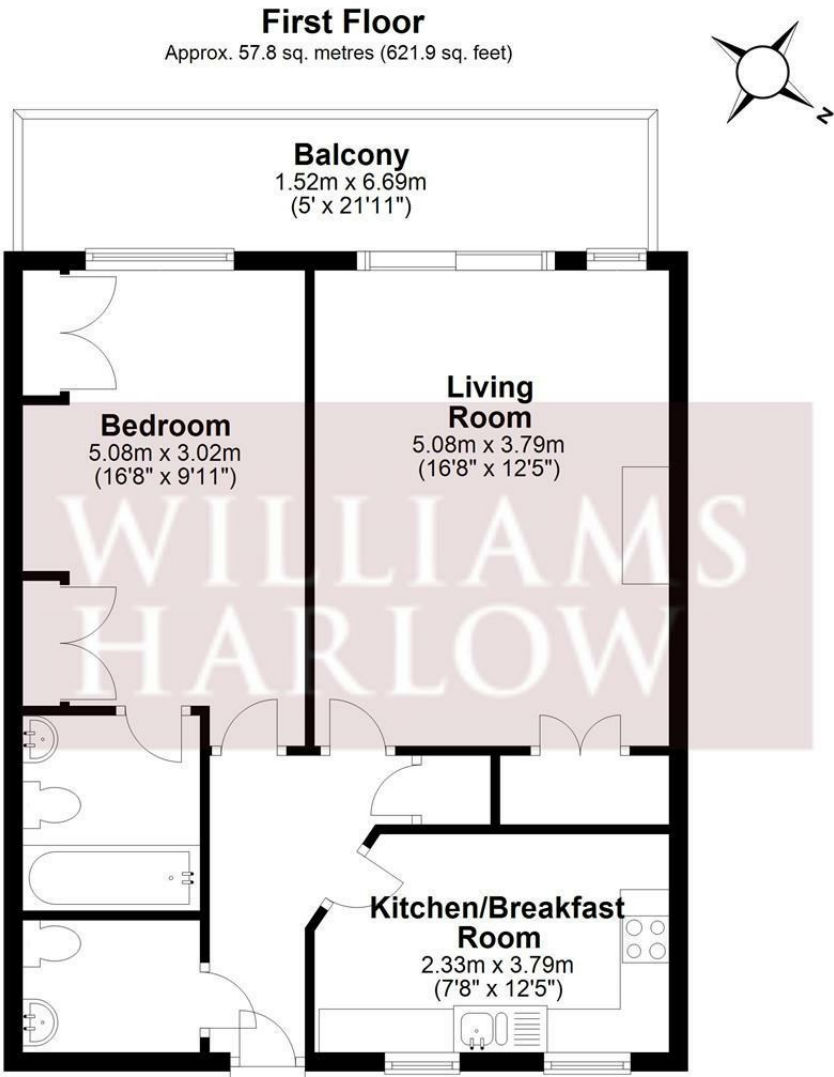






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WILLIAMS  
HARLOW



Total area: approx. 57.8 sq. metres (621.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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	