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Henbit Close

Tadworth, KT20 5LN

2 1 2

£225,000 - Leasehold

80% Shared Ownership

This delightful apartment features two generously sized double bedrooms, providing ample space for relaxation or hosting guests. The living room is bright and airy, perfect for unwinding or entertaining, while the separate fitted kitchen offers functionality for everyday cooking. The bathroom is conveniently located, ensuring ease of access for all residents.

Step outside to discover a charming patio area, ideal for enjoying a morning coffee or an evening read. The well-maintained communal gardens further enhance the outdoor experience, providing a serene environment for leisurely strolls or socialising with neighbours.

Situated in a prime location, this retirement flat is just a stone's throw away from local shops and essential amenities, ensuring that everything you need is within easy reach. Healthcare services are also nearby, adding to the convenience of this lovely home. For those who enjoy the outdoors, the scenic walks around Epsom Downs Racecourse offer a perfect escape into nature, allowing residents to embrace a lifestyle that balances tranquillity with accessibility.

This property presents an exceptional opportunity to join a friendly and established retirement community in a sought-after area. With its combination of comfort, accessibility, and a vibrant local environment, this ground floor apartment is not to be missed.



THE PROPERTY

A two bedroom ground floor apartment with direct access to a shared communal garden. The property is presented in good condition throughout however still offers good potential for any purchase to add their own stamp.

OUTSIDE SPACE

Directly off of the kitchen there is access to a private patio then leading on to the rear west facing communal gardens.

LOCAL AREA

Tadworth Village and Epsom Downs/Tattenham Corner 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 including the renowned Epsom Downs Racecourse, host of the Epsom Derby and there is easy access to surrounding areas of Epsom town centre, Banstead Village and Reigate town centre. The property is in a relaxed and peaceful neighbourhood with an excellent community environment.

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

Tadworth to London Bridge - 1 hour
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

120 years remaining

SERVICE CHARGES

Approx. £200 pcm

COUNCIL TAX

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













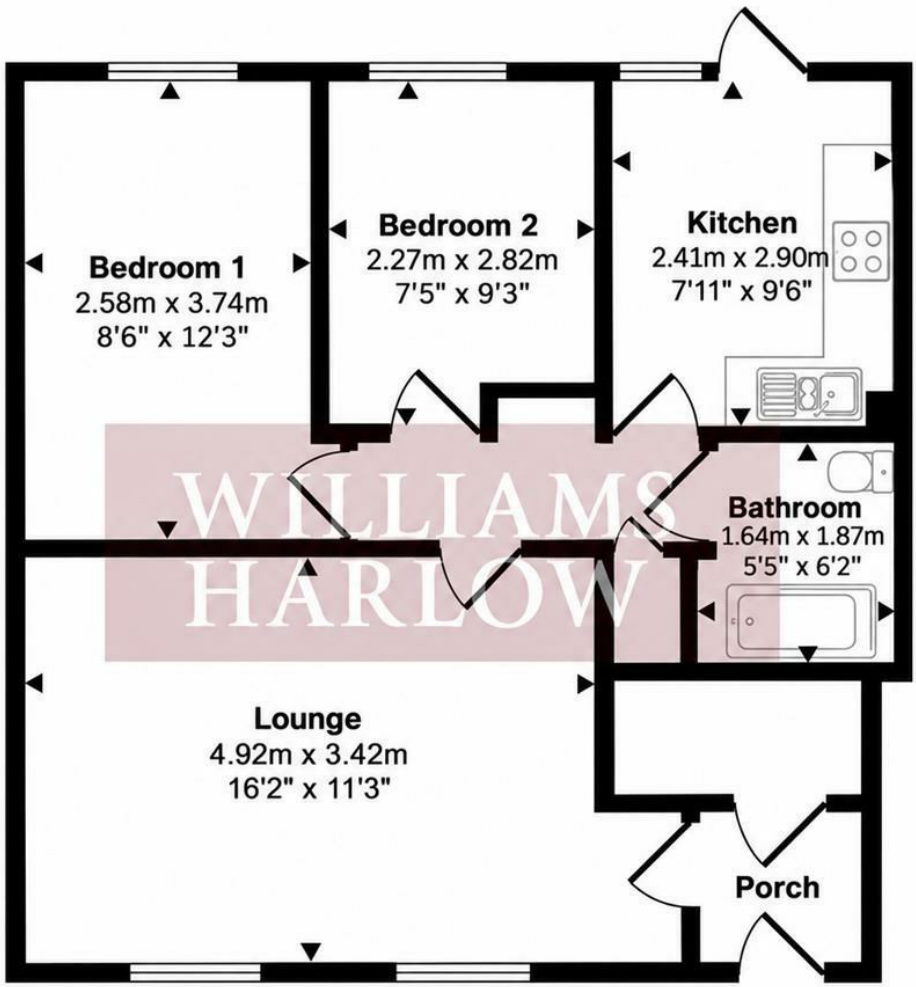




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Approx Gross Internal Area
55 sq m / 587 sq ft



For illustrative purposes only. Not to scale. All measurements are approximate.

