



56 Tadworth Street, Tadworth, KT20 5RD
£225,000 - Share of Freehold



**WILLIAMS
HARLOW**



Located in the charming area of Tadworth, this delightful first-floor apartment offers a perfect blend of comfort and convenience. With a spacious double bedroom, this property is ideal for individuals or couples seeking a tranquil living space. The open-plan living and dining room creates a welcoming atmosphere, perfect for both relaxation and entertaining.

The apartment features a re-fitted kitchen, equipped with modern appliances and ample storage, making it a joy to prepare meals. Residents will appreciate the attractive communal gardens, which provide a serene outlook and a lovely space to unwind outdoors.

Situated in a private cul-de-sac, this property benefits from residents' parking, ensuring that you have a secure place for your vehicle. The location is particularly advantageous, as it is within walking distance to Tadworth Village and the train station, offering easy access to local amenities and transport links.

This apartment presents an excellent opportunity for those looking to enjoy a peaceful lifestyle in a well-connected area. With its appealing features and prime location, it is a must-see for anyone considering a move to Tadworth.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		71	79
EU Directive 2002/91/EC			



THE PROPERTY

This superb one double bedroom apartment is ideal for the downsizer, first time buyer or investor/landlord as it is situated in this peaceful cul-de-sac surrounded by well maintained communal gardens. Upon entering the property there is a good sized communal entrance with stairs rising to the first floor landing with a private front door where you will find the open plan kitchen and lounge located to the front. The kitchen has been tastefully re-fitted and re-modelled by the present owners to an elegant modern style. The bedroom is located to the rear and overlooks the attractive communal gardens and general leafy surroundings. The bathroom has been converted to a shower room with modern flavour to appeal to all tastes. There is residents parking on the site and also a lockable store.

KEY FEATURES

- Attractive communal gardens.
- Residents parking.
- Lounge/dining room.
- Re-fitted kitchen and shower room.
- Double bedroom.

THE LOCAL AREA

The property is within a short walk of Tadworth village with a comprehensive range of local shopping facilities and the all important Tadworth mainline station with connections to London and other routes. There is easy access to the A217 providing excellent road connections to M25, M23 and A3 and local buses provide services to Banstead, Tadworth, Reigate, Crawley and Sutton. Only 0.5 miles away is the picturesque and charming village of Walton-on-the-Hill offering a selection of independent village shops plus a few popular country traditional pubs. The property is located in a relaxed and peaceful neighbourhood which allows you to take evening walks without a second thought and within very close proximity to miles of open countryside.

LOCAL SCHOOLS

- Tadworth Primary School – Ages 4-11
- Walton-on-the-Hill Primary School - Ages 5-11

- Avenue Primary Academy – Ages 3-11
- Epsom Downs Community School – Ages 3-11
- Shawley Community Primary Academy – Ages 2-11
- The Beacon School Secondary School – Ages 11-16
- Chinthurst School and Nursery - Ages 2-11
- St Annes Catholic Primary School – Ages 4-11
- Banstead Infant School – Ages 4-7
- Banstead Community Junior School – Ages 7-11
- Aberdour School – Ages 2-11

LOCAL BUSES

- 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
- 460 Epsom to Crawley via Tadworth, Kingswood, Reigate, Redhill and Horley
- 480 Epsom to Headley via Tattenham Corner
- S1 Banstead to Lavender Field (Mitcham) via Sutton
- 166 Banstead to Epsom Hospital via Epsom Downs, Banstead, Woodmansterne, Coulsdon, Purley, West Croydon Bus Station

LOCAL TRAINS

- Tadworth – London Bridge 1 hour
- Tattenham Corner Station – London Bridge, 1 hour 9 min
- Kingswood, Chipstead, Woodmansterne – London Bridge – Approx. 1 hour 2 min
- Epsom – London Bridge or London Victoria 50 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

Share of Freehold

SERVICE CHARGES

£1,506.38 per annum including the buildings insurance.

COUNCIL TAX

Reigate & Banstead BAND B £1,987.89 2026/27



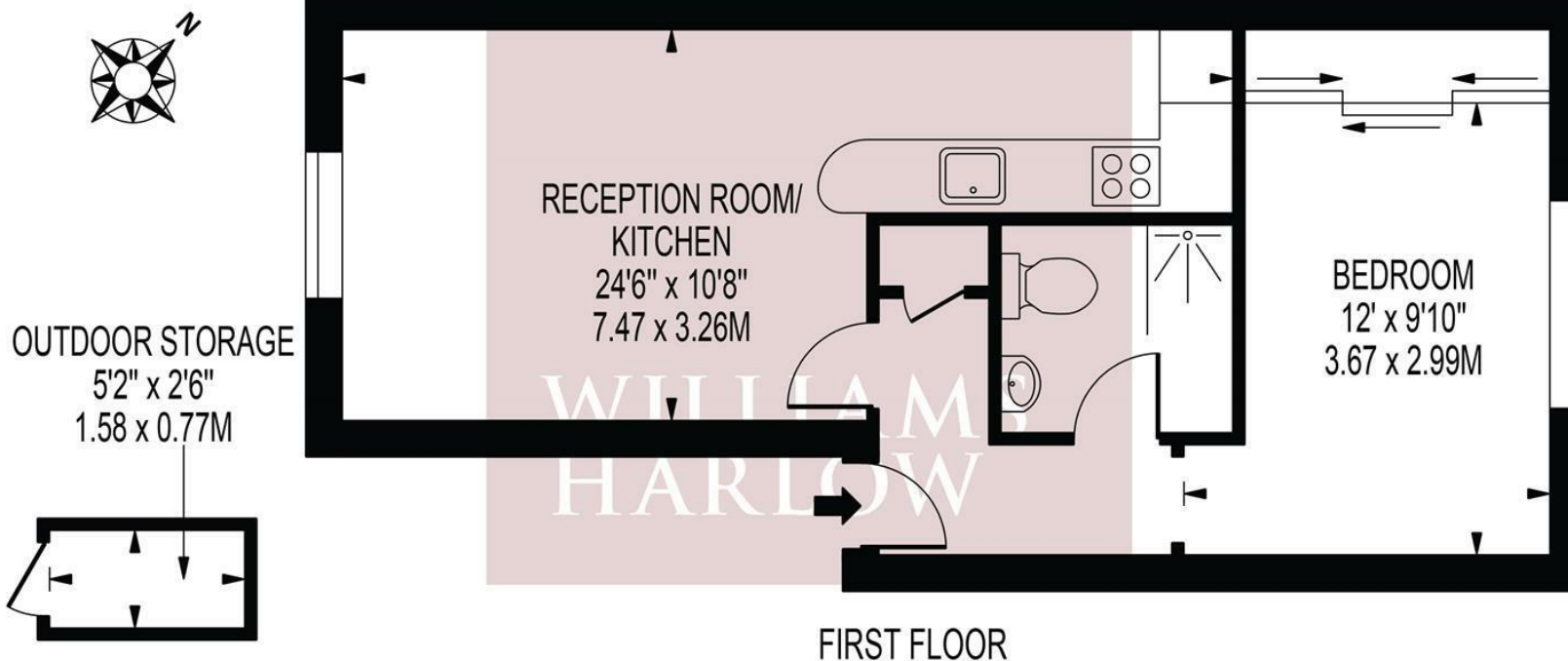
Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested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

RUSSETTS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 408 SQ FT - 37.90 SQ M

(EXCLUDING OUTDOOR STORAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF OUTDOOR STORAGE: 14 SQ FT - 1.30 SQ M



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.

WILLIAMS
HARLOW