



24 Station Approach, Tadworth, Surrey
£350,000 - Share of Freehold

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**WILLIAMS
HARLOW**











Welcome to this stunning duplex apartment located on Station Approach in the charming village of Tadworth. Built in 2020, this modern property offers a generous living space of 990 square feet, making it an ideal home for those seeking comfort and convenience.

As you enter, you will be greeted by a well-appointed reception room that is perfect for relaxation or entertaining guests. The apartment boasts two spacious bedrooms, each designed with your comfort in mind. With two bathrooms, including an en-suite, this property ensures that there is ample space for both residents and visitors.

The fully equipped kitchen features all integral appliances, making meal preparation a delight. The excellent decorative order throughout the apartment reflects a contemporary style that is both inviting and stylish.

One of the standout features of this property is the private outdoor space, providing a perfect retreat for enjoying the fresh air or hosting summer gatherings. The rare duplex design adds a unique touch, offering a sense of space and privacy that is often sought after in modern living.

Situated close to all local amenities and Tadworth train station, this apartment is ideally located for those commuting to London or exploring the surrounding areas. Whether you are a first-time buyer, a young professional, or looking to downsize, this property presents a wonderful opportunity to enjoy a modern lifestyle in a desirable location.

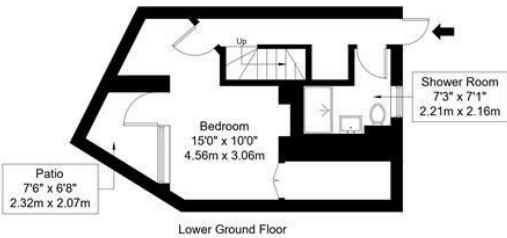
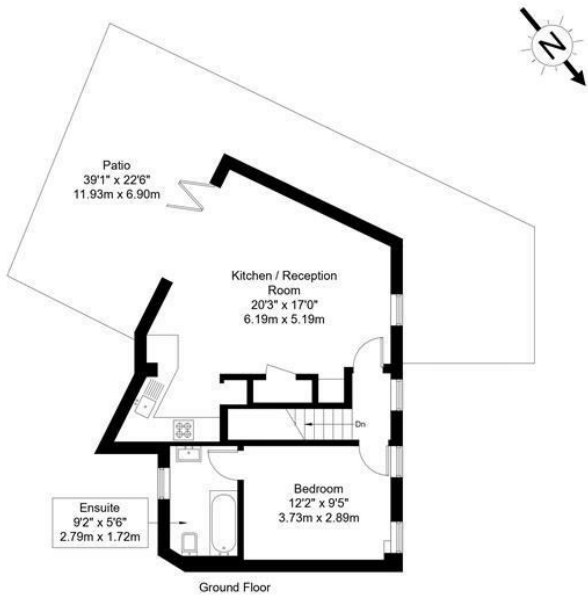
Do not miss the chance to make this exceptional apartment your new home.



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.

Station Approach, KT20 5AH

Approx Gross Internal Area = 78.74 sq m / 848 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	77	77
(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

Ref :

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PLAN

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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