



Marbles Way, Tadworth

Offers In Excess Of leasehold

- First floor flat
- Two bedrooms
- Close to amenities
- Modern Kitchen
- Modern Bathroom
- Double glazed
- Gas central heating



Whether you are looking for your first home or an investment then this is an ideal purchase. Or maybe you are downsizing which it also will suit.

Ideally located close to amenities this first floor apartment offers two bedrooms, a good sized living area and a modern kitchen and bathroom.

The property comprises an entrance hallway with doors to all rooms, a bright 17ft living room with access to the balcony, modern kitchen with high glass units and built-in oven and hob and space for a washing machine and fridge/freezer from

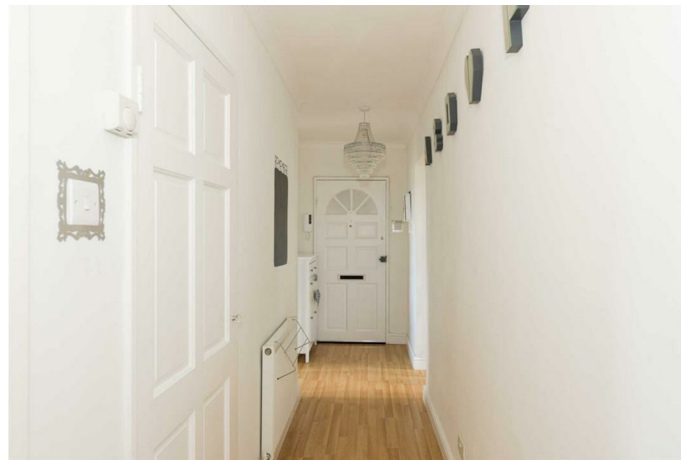
the kitchen there is a door to a second balcony area, master bedroom with built-in wardrobes and a further bedroom a modern bathroom completes this property. Outside there are well maintained communal grounds.

The property comes double glazed and with gas central heating.

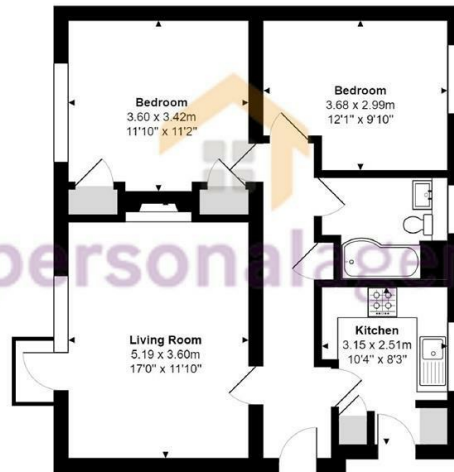
For the golf enthusiasts, there are four world-renowned golf clubs, Kingswood Golf and Country club, Surrey Downs, Walton Heath and the RAC golf club all close by. Horse Riding schools and stabling can be found in Kingswood,

Chipstead, Tadworth and Walton on the Hill. Burgh Heath is situated in between Epsom Downs, Banstead and Kingswood. It is a popular residential area offering a variety of properties. This location is ideal for family walks, dog walks, cycling, rambling or jogging.

The area is ideally situated for transport links with excellent access to the M25, , Epsom, Sutton, Redhill and Reigate. Local amenities include a large ASDA super-store as well as a useful local parade of shops. There are a variety of local excellent schools nearby.







First Floor Flat

Marbles Way, Tadworth
 Total Area: 65.8 m² ... 708 ft²
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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