



Christopher Court, Tadworth



Offers In Excess Of £350,000 Leasehold

- 2/3 Bedrooms
- First floor apartment
- 870 SqFt of accommodation
- Modern kitchen and bathroom
- Garage in block and parking
- Communal gardens
- Cul de sac location
- Walk to Tadworth station and Village
- Ideal downsize, buy to let or first time buy



The Personal Agent are pleased to present to the market this 2/3 bedroom first floor apartment located in a quiet cul de sac just off of Tadworth Village.

As well as being on a bus route, walking distance of Tadworth Station and less than 1 mile of other rail links, the property is just a short drive away from rolling countryside, as are the open spaces of Epsom Downs, home to the world famous racecourse and The Derby.

The quiet and peaceful setting along with easy access to local amenities and transport links provides the best of both worlds!

The property comprises an entrance lobby with stairs

up to the landing with doors to all rooms, the spacious living room provides access to the dining area/bedroom three, and a door to the modern kitchen with high glass units and space and plumbing for utilities, two bedrooms with fitted wardrobes and a modern bathroom. Outside there are well maintained communal gardens, garage in block and parking.

So if you are considering a downsize move but not wanting to downgrade, a first time buyer or an investor, we truly believe that finding a better example than this property would be a difficult task indeed.

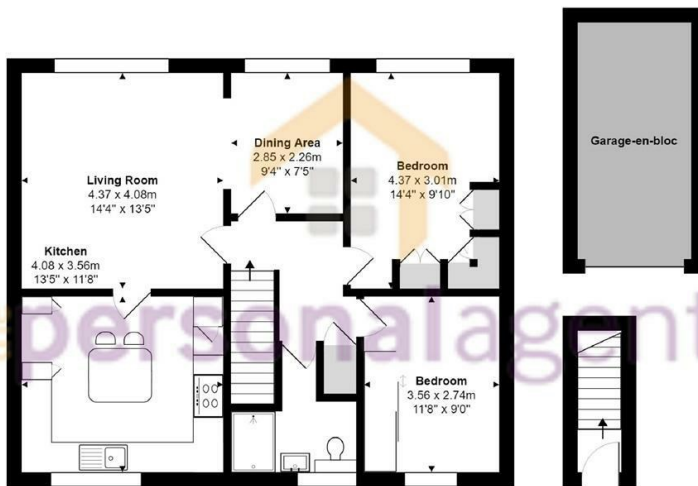
Tadworth Village is ideally situated for transport links to surrounding towns, such as Banstead, Epsom, Ewell

& Sutton as well as the M25 which in turn provides access to Heathrow & Gatwick airports. The area is also well served by railway networks from Tadworth station into London Victoria and London Bridge and the local bus routes include Sutton, Banstead, Epsom, Redhill & Reigate. The nearby Epsom Downs is best known for its racecourse and surrounding open countryside, ideal for walking the dog or going for a leisurely walk, well served by local pubs and restaurants, There are a number of excellent local schooling options, in both private & state sectors and Epsom Town centre offers a range of shopping and recreational facilities.

Leasehold







First Floor Maisonette

Christopher Court, High Street, Tadworth

Total Area: 80.8 m² ... 870 ft² (excluding garage)

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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		67	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Epsom Office

2 West Street
Epsom, Surrey KT18 7RG

T: 01372 745 850

Ewell Office

220 Chessington Road
West Ewell, Surrey KT19 9XA

T: 020 8394 1234

Stoneleigh Office

62 Stoneleigh Broadway
Stoneleigh, Surrey KT17 2HS

T: 020 8393 9411

Banstead Office

141 High Street Banstead,
Surrey SM7 2NS

T: 01737 333699



sales@thepersonalagent.co.uk | thepersonalagent.co.uk

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