



A well-apportioned two bedroom apartment in an accessible village location

exclusive to

SAUNDERS

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Coombe Court Station Approach Tadworth KT20 5AL

Tadworth Village and Station less than a 5 minute walk
London by rail 45 minutes
M25 (Junction 8) 4 miles
All times and distances are approximate

A generously proportioned two double bedroom first floor apartment with views over gardens in this ever popular development. With a garage and being in the centre of Tadworth Village, with all the local amenities and transport links just a short walk away, the location is imminently accessible

- | Communal Hall
- | Entrance Hall
- | Kitchen
- | Sitting Room
- | Dining Room
- | 2 Double Bedrooms
- | Bathroom
- | Balcony
- | Garage
- | Communal Grounds

Price £360,000





This substantial two bedroom first floor apartment offers great internal space with the benefit of plentiful storage. The sitting room is of a generous size opening to the dining room and a balcony overlooking the communal gardens with great natural privacy. The two double bedrooms both have fitted wardrobes which in addition to the cupboard off of the hallway, providing a wealth of storage. Both the kitchen and bathroom are well-proportioned with modern fittings. The property also comes with a garage, visitors parking and is presented to the market with a share of the freehold.

Coombe Court is a purpose-built development of apartments on the corner of Station Approach and The Avenue in the centre of Tadworth Village. It is within immediate proximity to a number of local amenities with the Rail station, the local shops and several restaurants. Slightly further afield, Tadworth Primary School, Heathcote Medical Centre and Walton on the Hill are all half a mile's walk. Public transport is also of great convenience with a bus stop outside providing access to Epsom, Sutton, Redhill and Gatwick Airport, and the Rail station providing regular services to London Bridge.



Village centre location | Westerly-facing Balcony | Less than 5 minutes' walk to Tadworth Station | Two Double Bedrooms | Share of Freehold | Fitted Wardrobes to both Bedrooms | Well-tended Communal Gardens | Entry Phone System | Garage Parking | Gas fired Central Heating





TOTAL FLOOR AREA
783 SQ FT / 72.8 SQ M

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100)	A		
(81-90)	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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Tenure: Share of Freehold
Service Charge: TBC
Local Authority: Reigate and Banstead Borough Council
Council Tax Band: D
FFTC Broadband
All mains services

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To the best of our knowledge on production of this brochure

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a viewing appointment

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