



AVENUE COURT

TADWORTH

www.michael-everett.co.uk

34 AVENUE COURT

TADWORTH, KT20 5BG



2 RECEPTION AREAS



KITCHEN



2/3 BEDROOMS



2 BATHROOMS

1060.08 FT² | 94.48 M²

EPC RATING: C

COUNCIL TAX BAND: F

LEASE 965 YEARS UNEXPIRED

SERVICE CHARGE £3150

Built in 1989 by Croudace Homes is this superb apartment of 1060 sq ft being one of just two penthouses set in this much sought after retirement community for the over 55's comprising apartments and cottages built around a central courtyard.

The property, which is approached via a staircase and a lift is offered for sale with no chain, features an L shaped living room with separate lounge and dining areas and access out onto a small south westerly aspect roof terrace. The kitchen also has a balcony and there is a master suite, bedroom two, a second bathroom, and a third bedroom/study.

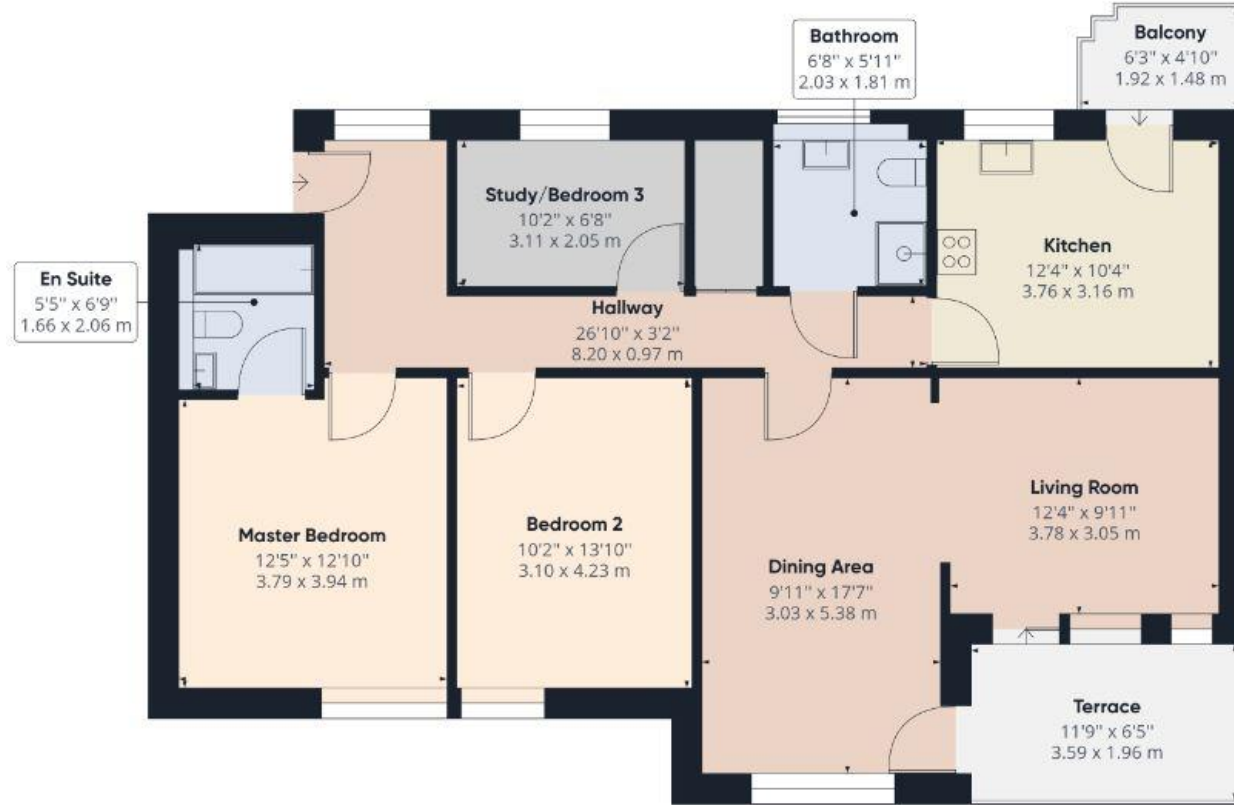
Outside, there are beautifully maintained and landscaped gardens, an attractive central courtyard, a private garage in block.

The development is conveniently located within easy reach of Tadworth centre with local shops including a post office/general store, family butchers, and restaurants. Tadworth Station provides services to London Bridge and Victoria with a journey time of 50 minutes, whilst the M25 can be accessed via the Reigate Hill interchange which is 3 miles to the south.

The nearby centres of Epsom, Banstead and Reigate provide comprehensive shopping facilities and there is an Asda superstore at Burgh Heath. Many fine walks can be enjoyed in the glorious surrounding open countryside which includes Epsom Downs and Burgh Heath.

ASKING PRICE: **£500,000** SHARE OF FREEHOLD







WALTON ON THE HILL 61 Walton Street, Walton-on-the-Hill, Surrey KT20 7RZ
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IMPORTANT We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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