



ROWAN MEAD

TADWORTH

38 ROWAN MEAD

HENBIT CLOSE, TADWORTH, KT20 5LN

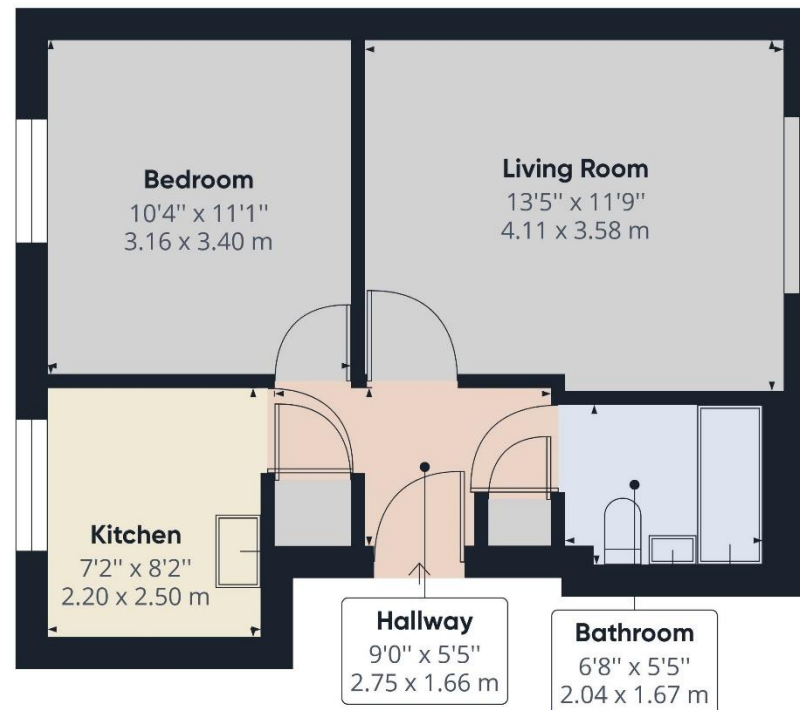
Set in a quiet and very conveniently located warden assisted development for the over 60's, a lovely first floor apartment offered for sale with no onward chain.

The property is well presented having recently been redecorated and recarpeted and features a communal entrance on the ground floor level with steps up to a first floor landing and private front door leading to an entrance hall. To the front there is a living room whilst to the rear a double bedroom has a pleasant outlook over playing fields. There is also a kitchen and a bathroom and plenty of storage including a loft space and every room has an alarm pull cord for assistance in an emergency.

Outside, there are well maintained areas of communal gardens, plenty of parking for residents and visitors and a very useful communal laundry and private outside storage cupboards.

The property is positioned mid-way between Tadworth and Epsom Downs and within a short reasonable flat walk from an excellent range of local shops and services at Tattenham Corner and Tadworth Medical Centre.

Rowan Mead is a Shared Equity development with 20% of the equity being held by Raven Housing Trust. The lease has an unexpired term of 173 years, and all residents must be aged over 60. 2023 Service charges are £1,357 PA with a review due in July 2024. Ground Rent £24 PA.



ASKING PRICE: £110,000

EPC RATING: C

COUNCIL TAX BAND: C



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