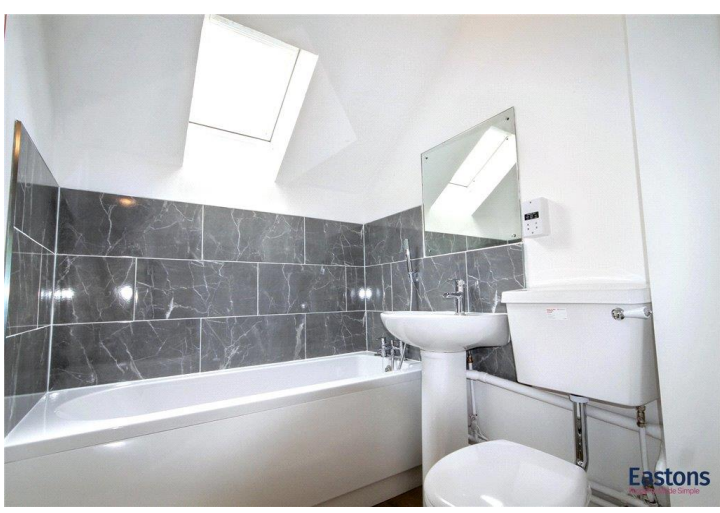














£139,950

@eastons

Leasehold

Eastons
Property Made Simple





Address 8 Rowan Mead, Henbit Close, Tadworth, Surrey, KT20 5LN

Description

- One Bedroom Retirement Flat
- First Floor
- Good Condition Throughout
- Bright & Spacious Lounge
- Recently Refitted Kitchen & Bathroom
- Communal Separate Laundry Room
- Lease approx 170 years remaining
- EPC Rating C
- Council Tax Band C

A well presented one bedroom first floor retirement apartment available for sale. The property is offered in good condition throughout and benefits from a recently fitted new bathroom, creating a comfortable and stylish living space.

The accommodation comprises a bright and spacious lounge, fitted kitchen, and a generous double bedroom with built-in wardrobes.

The apartment is ideally suited for those seeking independent, low maintenance living within a friendly retirement community.

Residents also benefit from access to a communal laundry room equipped with washing machines and tumble dryers, providing added convenience and reducing the need for household appliances within the apartment.

Offered on an 80% shared ownership basis, this attractive home provides an affordable opportunity to enjoy secure and comfortable retirement living. Conveniently located close to local amenities and transport links, the property is ready to move into and viewing is highly recommended.

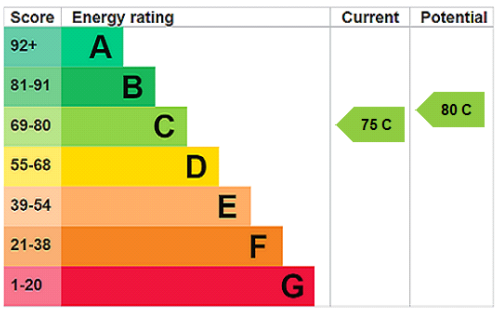
Location

The property is located within close proximity of Tattenham Corner which is within yards of Epsom racecourse, the home of the world famous Epsom Derby. The area offers both the open spaces of Epsom Downs as well as train links into London Bridge and London Victoria and transport links into Epsom, Sutton and Banstead as well as the M25.

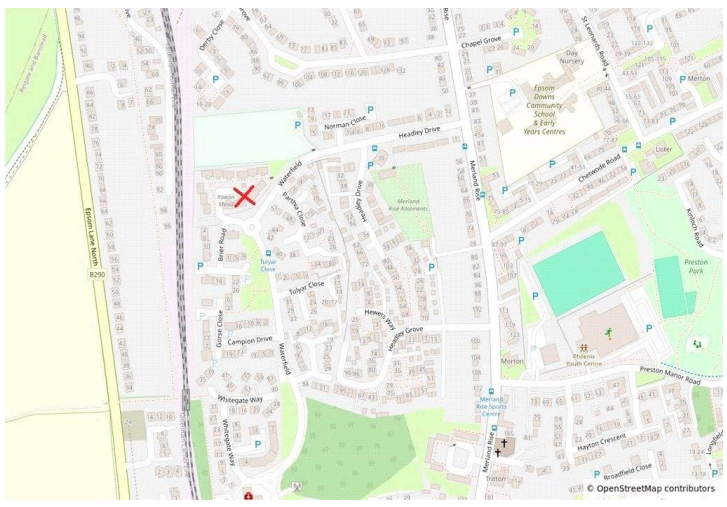
The area benefits from the fresh air of the Downs and is very popular with dog-walkers and hikers alike. There is a range of services and amenities such as a Doctors surgery, petrol station, a post-office, restaurants, pubs and a library. There is a good selection of popular local schools, with Epsom College being a few minutes' drive away. Epsom Town centre with its comprehensive shopping services is located within a 4-mile radius.

Viewing Information

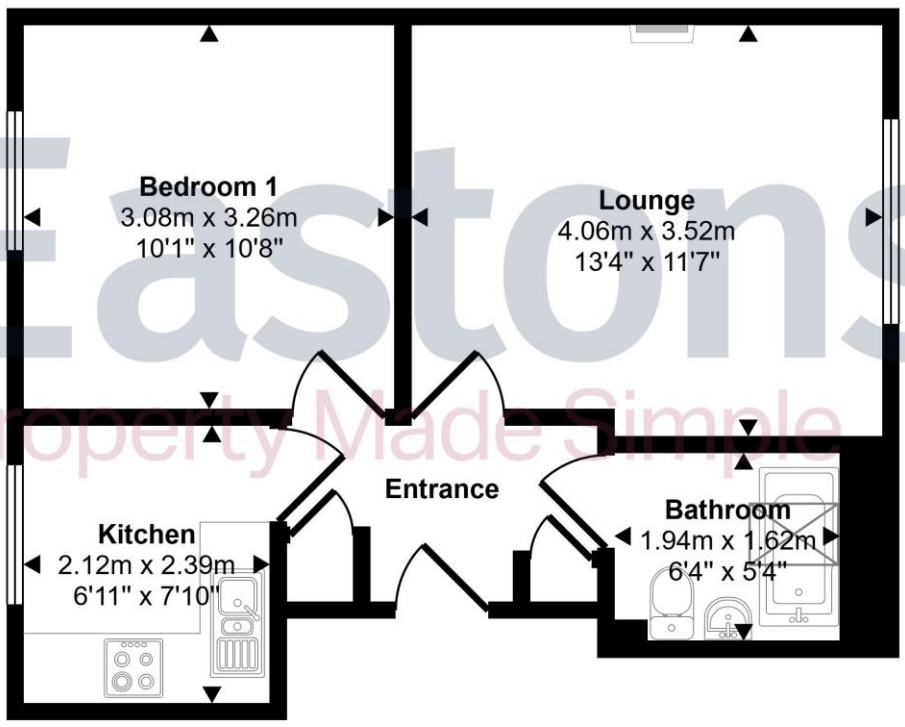
View by prior appointment only.
Please call 01737 353 005 or Email: epsom@eastons.co.uk







Approx Gross Internal Area
39 sq m / 419 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Please note due to changes in current money laundering regulations we will not be able to formally accept an offer and proceed with the sale until we have sighted (and made copies of) 2 pieces of satisfactory identification.

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPRs) We must point out that no warranty is given concerning the property, its fittings, equipment or appliances as they have not been tested by the Vendors Agents. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Nobody in this firm's employment has the authority to make or give any representation or warranty in respect of the property The services, systems and appliances listed in this specification have not been tested by Eastons Estate Agents and no guarantee as to their operating ability or their efficiency can be given.

We have not had sight of any title or lease or legal documentation and no person whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of windows, doors and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. Map markers are not an exact representation of the properties location. Any viewers of this, or any property marketed by Eastons, must be aware that they do so AT THEIR OWN RISK. Although Eastons takes all reasonable steps to be aware of potential dangers, no warranty is given and viewers must be responsible for their own safety