













£229,950

@eastons

Leasehold

Eastons
Property Made Simple





Address 2 Longfield Crescent, Tadworth, Surrey, KT20 5JJ

Description

- Ground Floor Flat
- Two Double Bedrooms
- Entry Phone System
- Lounge
- Separate kitchen
- Separate bathroom
- No chain
- EPC Rating C
- Council Tax Band C

Situated in a popular residential location, this well proportioned two bedroom ground floor flat offers an excellent opportunity for first-time buyers, downsizers, or investors and offered for sale with no on going chain.

The property is presented in good condition throughout and provides comfortable accommodation comprising a spacious living room, a fitted kitchen, two good sized bedrooms, and a family bathroom. The practical layout and ground floor position make the property particularly appealing for those seeking easy access without stairs.

A significant advantage is that the vendor will be extending the lease, added peace of mind and enhancing the property's long-term value.

Conveniently located within easy reach of local shops, schools, transport links, and the amenities of Tadworth village, the property also benefits from nearby open green spaces and excellent connections to surrounding areas.

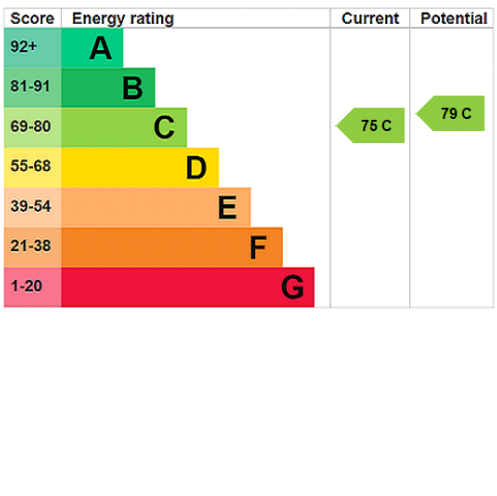
Location

This is a popular residential area situated within a mile of Tattenham Corner's shops and services and the world famous Derby racecourse.

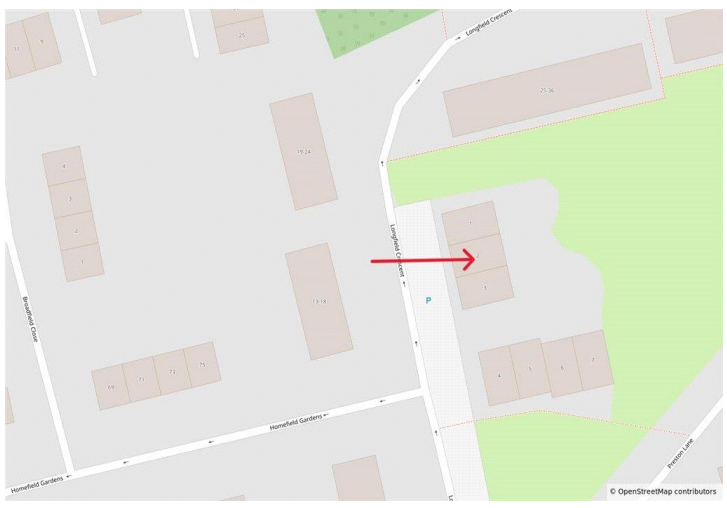
The area is well served by trains from both Tattenham Corner into London Bridge and London Victoria, and local buses which run to Sutton, Banstead, Epsom, Redhill, and Reigate. There are a variety of local schools and colleges in the immediate area, which cater for all ages. The area is well served with sports facilities, with Banstead Sports Centre and Banstead Football Club both located within half a mile's radius. Epsom Town centre with its comprehensive shopping services is located within a 4 mile radius.

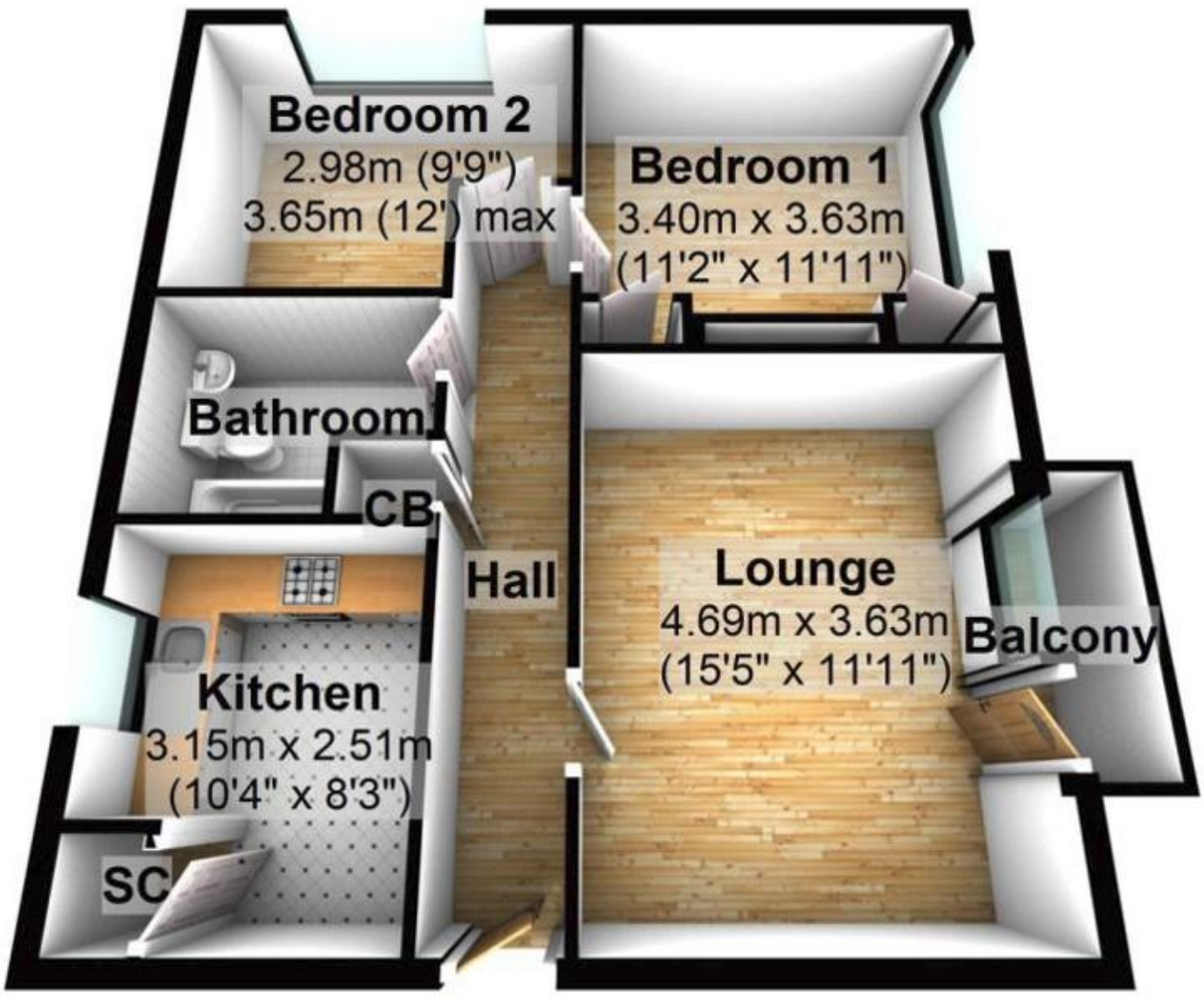
Viewing Information

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









Total area: approx. 63.9 sq. metres (688.1 sq. feet)

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