



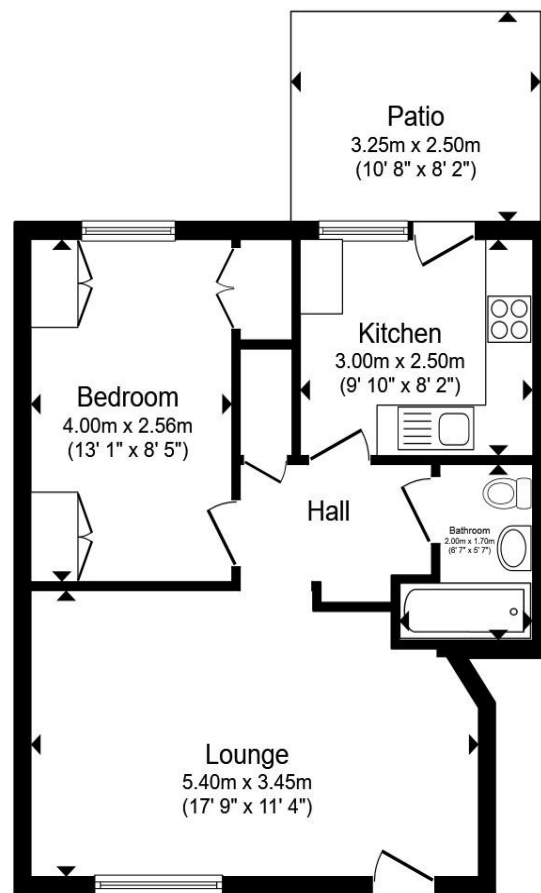
Rowan Mead, Henbit Close, Tadworth KT20 5LN

welcome to

Rowan Mead, Henbit Close, Tadworth

A well-presented ground floor retirement apartment for the over 60's, ideally situated in a peaceful private cul-de-sac. Benefiting from direct access to a patio and attractive communal gardens, resident and visitor parking, and offered with no onward chain.





Ground Floor



Situated within a peaceful private cul-de-sac, this modern ground floor retirement apartment offers comfortable and convenient living exclusively for the over 60's.

Beautifully presented throughout, the property features a spacious living/dining room, providing an inviting space to relax and entertain. The contemporary fitted kitchen is both stylish and practical, with direct access to a private patio area and the attractive communal gardens beyond, creating the perfect spot to enjoy the outdoors.

The accommodation further comprises a generously proportioned double bedroom and a modern bathroom fitted with a white three-piece suite.

Residents benefit from ample parking for both homeowners and visitors, together with the added reassurance and sense of community that retirement living provides.

Offered to the market with no onward chain, this delightful apartment is ready for immediate occupation, making it an ideal choice for those seeking a smooth and stress-free move.

Total floor area 46.1 m² (496 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

Rowan Mead, Henbit Close, Tadworth

- Ground Floor Retirement Apartment for the over 60's
- Quiet Private Cul-de-sac Location
- Modern Fitted Kitchen with Direct Patio Access
- Patio Leading to Well-maintained Communal Gardens
- Contemporary Three-piece Bathroom
- Resident and Visitor Parking
- NO ONWARD CHAIN

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2308.32

Ground Rent: 25.00

This is a Leasehold property with details as follows; Term of Lease 120 years from 15 Oct 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£170,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EPS110647



Property Ref:
EPS110647 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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