

Meade Court, Tadworth,

£290,000 - Leasehold

WILLIAMS HARLOW






PLEASE DO NOT FORCE THE GATES

















Located in the charming village of Walton On The Hill, this exquisite one spacious bedroom top-floor apartment at Meade Court offers a delightful living experience with an impressive circa 650 sq ft.

Upon entering, you are greeted by a generous entrance reception hallway, which provides ample space and could easily serve as a study area. The 'L' shaped lounge and dining room is a standout feature, providing a bright and airy atmosphere, ideal for both relaxation and entertaining. The apartment is in immaculate condition throughout, ensuring a move-in ready experience for its new occupants.

The kitchen and bathroom are of an excellent standard, designed to meet modern living needs. The property benefits from Nest heating and double glazing, ensuring warmth and energy efficiency throughout the year.

One of the highlights of this apartment is the fine views over the recreation fields from the rear, offering a peaceful backdrop to your daily life. Additionally, the property includes parking for one vehicle, with the convenience of a covered car port.

Located just off Walton-on-the-Hill Village, residents will enjoy easy access to local amenities and the picturesque surroundings that this area has to offer. This apartment is a rare find and presents an excellent opportunity for those looking to embrace a tranquil lifestyle in a desirable location.

THE PROPERTY

The development was constructed apparently in 1993 and is super conveniently situated for Walton-on-the-Hill Village. Upon entering the building there is a communal entrance door with entry phone system which gives access to the communal entrance lobby. There are stairs and lift rising to the second floor landing. The entrance to the property is shared by one other property off the communal landing. The property's main front door gives way to a generous entrance reception hallway with a window overlooking the recreation fields and there is also a large storage recess, here can be found the Nest heating control and entry phone system. There is a spacious double aspect 'L' shaped lounge/dining room with windows to the either side with fine views and a fireplace feature, ornate coving and ceiling roses. The kitchen is well fitted with integral oven, hob, extractor, fridge and freezer. There is also space for a washing machine and an integral slimline dishwasher. The bathroom has also been re-fitted comprising a combination bath/shower, WC and wash hand basin. There is a large double bedroom with access to a useful loft void, fitted wardrobes and window overlooking the courtyard. The property benefits overlooking the adjoining recreation fields to the rear.

OUTDOOR SPACE

The property is access via electronically controlled security gates to the front which leads to a communal driveway off which there is a covered car port to the property. The wider estate gardens comprise of areas of lawn and flower/shrub borders all of which is superbly maintained.

OUR OPINION

This property will appeal to a multitude of prospective purchases based on its ideal proximity to Walton-on-the-Hill Village and having both stair and lift access. This could be either first time buyer, professional, retired downsizer or inspiring investor.

LOCAL SCHOOLS

Walton on the Hill Primary School – Ages 5-11
Kingswood Primary School – Ages 4-11
Chinthurst School and Nursery - Ages 2-11
Aberdour School – Ages 2-11
The Beacon School Secondary School – Ages 11-16

LOCAL BUSES

420 Sutton to Crawley via Banstead, Tattenham Corner, Tadworth, Kingswood, Lower Kingswood, Reigate, Redhill, Earlswood, Salfords, Horley, Gatwick Airport (South)
420 Sutton to Redhill, via Banstead, Tadworth, Lower Kingswood, Reigate
460 Epsom to Crawley via Tadworth, Kingswood, Reigate, Redhill and Horley
480 Epsom to Headley via Tattenham Corner
S1 Banstead to Lavender Field (Mitcham) via Sutton
166 Banstead to Epsom Hospital via Epsom Downs, Banstead, Woodmansterne, Coulsdon, Purley, West Croydon Bus Station

LOCAL TRAINS

Tadworth to London Bridge - 1 hour
Banstead Train Station – London Victoria 1 hour
Sutton – London Victoria 33 minutes
Sutton to London Bridge 39 minutes
Tattenham Corner Station – London Bridge, 1 hour 9 min
Kingswood, Chipstead, Woodmansterne – London Bridge – Approx. 1 hour 2 min

LEASE

125 years from 25th March 1993

GROUND RENT

£200 per annum paid June and December.

BUILDINGS INSURANCE

£601.20 valid from 1/6/26 to 31/5/2027

SERVICE CHARGE

£1,352.24 for the block and £650 for the estate.

ENHANCEMENT & STAGING DISCLAIMER

Please note that some of the photographs featured within these particulars may have been digitally enhanced, edited or virtually staged to improve their presentation. This may include adjustments to lighting, colour, landscaping, the removal of vehicles or other objects, and the addition or alteration of furnishings. Such images are provided for illustrative purposes only and may not represent the property's exact current appearance. Prospective purchasers are advised to satisfy themselves as to the property's actual condition, layout and surroundings through personal inspection.

WHY WILLIAMS HARLOW

From our prominent Banstead Village office open seven days we offer specific and professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity. Our staff are highly trained and experts in their fields.

COUNCIL TAX

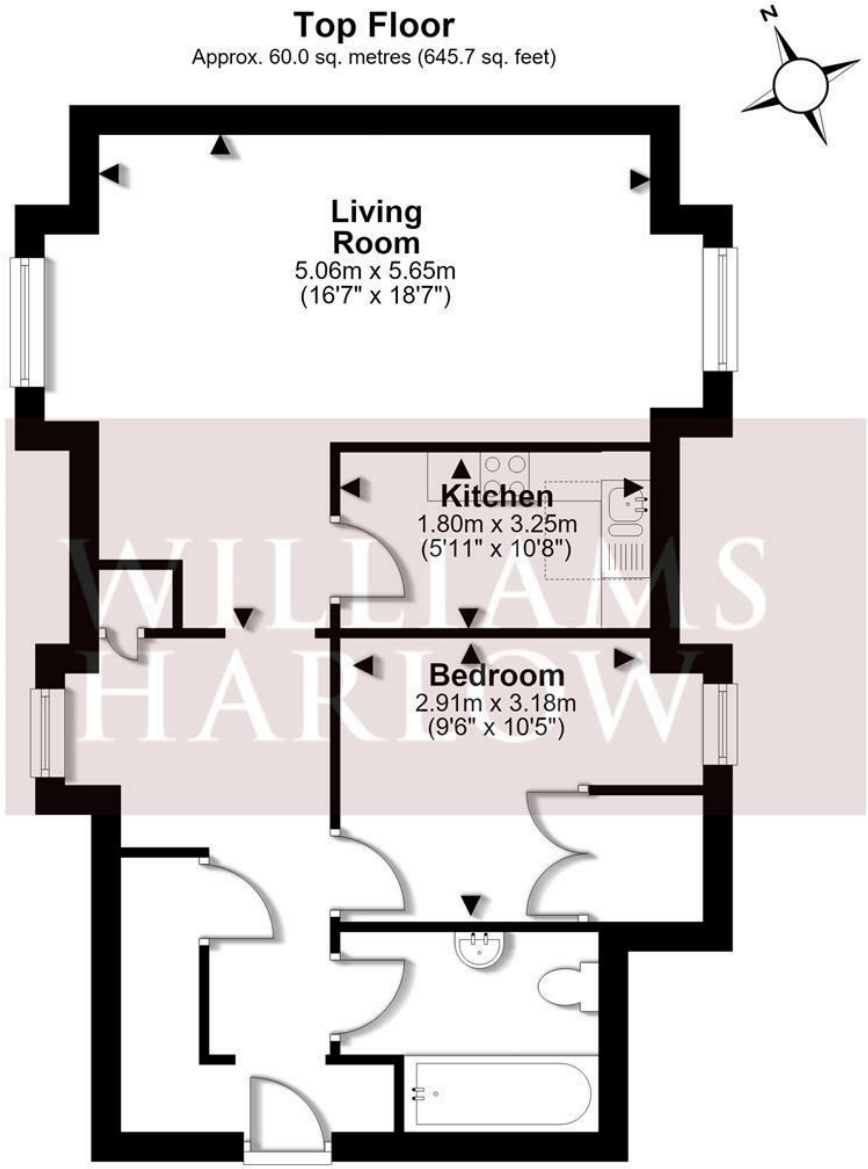
Reigate & Banstead Band D £2,555.86 2026/27



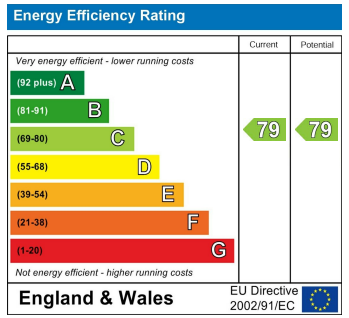
Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Banstead Office
Call: 01737 370022
31 High Street, Banstead, Surrey,
SM7 2NH

banstead@williamsharlow.co.uk
www.williamsharlow.co.uk



Total area: approx. 60.0 sq. metres (645.7 sq. feet)



WILLIAMS HARLOW