



Henbit Close, Tadworth

The **PERSONAL** Agent

Guide Price £235,000

Leasehold

- Detached retirement bungalow for people aged 55 and over
- One double bedroom
- Private sunny garden
- Guest & visitor parking
- No onward chain
- Generous sitting room double doors leading to private garden
- Modern three piece bathroom with shower over bath
- Quiet cul de sac location

Located in the highly sought after Rowan Mead retirement development in Epsom Downs, this well presented semi detached bungalow offers peaceful and independent living for those aged 55 within an overfriendly, well maintained community.

Designed with comfort and security in mind, Rowan Mead provides a welcoming environment where residents can enjoy their independence while benefiting from a supportive setting and attractive communal surroundings, all in a superb Downs location.

A rare opportunity to purchase an 80% equity share of this leasehold bungalow, one of just four within the highly regarded Rowan Mead development for the over-60s.

This well-presented one-bedroom semi-detached bungalow offers accommodation comprising a reception room with direct access to a private patio and sunny garden, fitted kitchen, fully



fitted bathroom and double bedroom. The property also benefits from a storage shed, double glazing and newly installed economy electric heating.

Rowan Mead is a retirement development offering a safe and sociable environment, with communal laundry facilities, resident and visitor parking, a 24/7 emergency alarm system and on-site management. Emergency pull cords are also installed.

Located close to Tadworth Leisure Centre, local allotments and the open spaces of Epsom Downs, the property is perfect for those seeking a peaceful yet active retirement lifestyle.

Minimum age: 60+.

Tattenham Corner 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, shops, coffee shops and amenities such as a Doctors surgery, petrol station, a post office, Co-op supermarket, restaurants, pubs and a library. Epsom Town centre with its comprehensive shopping services is located within a 4 mile radius.

Tenure - Leasehold

Length of lease (years remaining) - 81

Annual ground rent amount (£) - £24.00

Annual service charge amount (£) - £1762.72

Council tax band - C

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.



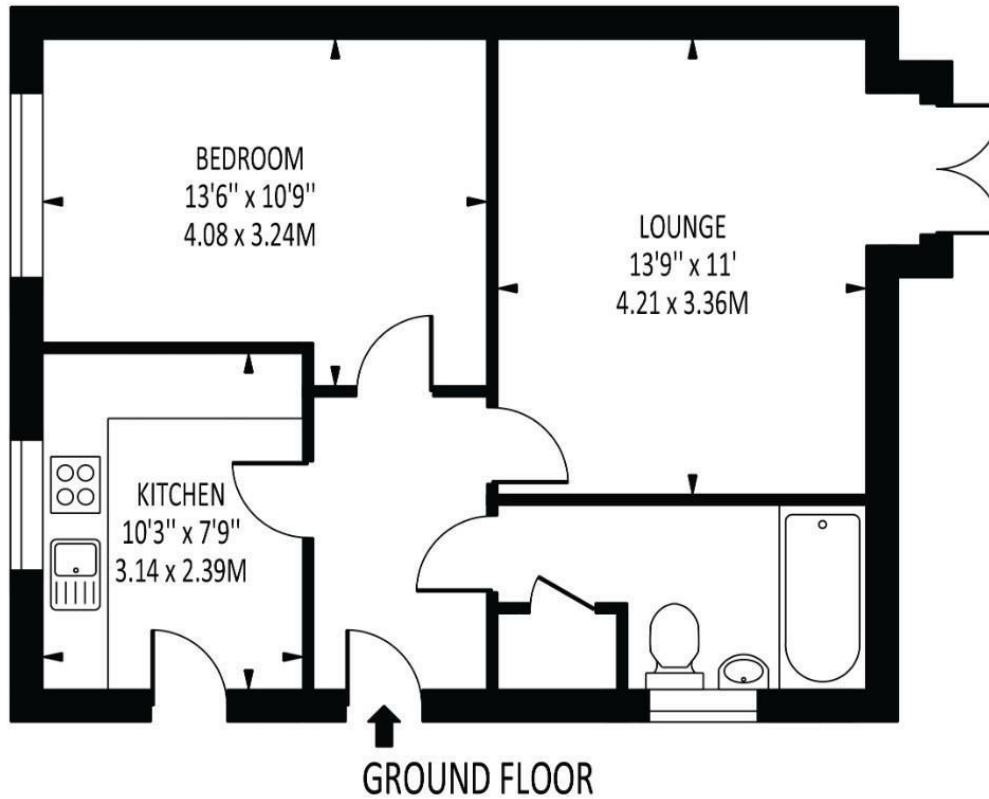


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Rowen Mead,
Henbit Close

Total Area: 498 SQ FT • 46.30 SQ M



Disclaimer: For Illustration Purposes only
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	76
England & Wales		
EU Directive 2002/91/EC		

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Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows 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 and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

