



Yeoman Court, Reigate Road, Burgh Heath, Tadworth, KT20 5NU

welcome to

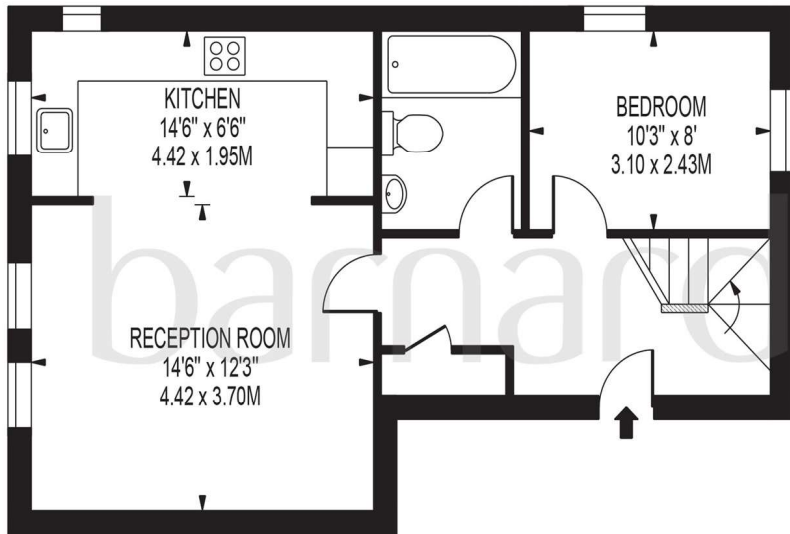
Yeoman Court, Reigate Road, Burgh Heath, Tadworth

Step into stylish split-level living in the heart of Burgh Heath—where modern design meets unbeatable convenience. This spacious maisonette boasts two double bedrooms, sleek interiors, and allocated parking, all just moments from the M25 and A217.

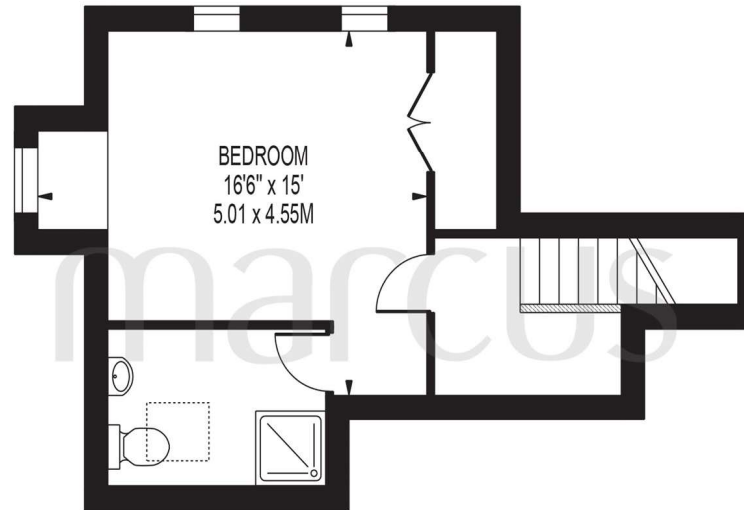


YEOMAN COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 843 SQ FT - 78.36 SQ M



FIRST FLOOR



SECOND FLOOR

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 OR 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.

This well-appointed split-level maisonette offers spacious and contemporary living in a highly accessible location. Situated within close proximity to both the M25 and A217, the property is ideally positioned for commuters and families seeking convenience and comfort.

Accommodation Details

- Reception Area: A generously proportioned lounge/diner providing ample space for relaxation and entertaining.
- Kitchen: Modern and fully fitted with integrated appliances, designed to meet the needs of everyday living.
- Bedrooms: Two double bedrooms, including a first-floor bedroom and a master suite on the upper level featuring a private en-suite.
- Bathrooms: A well-appointed family bathroom and an en-suite to the master bedroom.
- Heating: Gas central heating throughout ensures warmth and efficiency.
- Parking: Allocated parking for one vehicle.

Location Highlights

Burgh Heath is a desirable residential area nestled between Epsom Downs, Banstead, and Kingswood. It offers a blend of suburban tranquillity and accessibility, making it ideal for outdoor pursuits such as walking, cycling, and jogging.

welcome to

Yeoman Court, Reigate Road, Burgh Heath, Tadworth

- Split Level Maisonette
- Two Double Bedrooms
- Two Bathrooms
- Double Glazed & Gas Central Heating
- Allocated Parking Bay

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 2233.44

Ground Rent: 125.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£300,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EPS110121



Property Ref:
EPS110121 - 0005

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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