



Contemporary retirement apartment within moments of local shops

exclusive to

SAUNDERS

richardsaunders.co.uk

134 Great Tattenhams Epsom Downs KT18

Epsom 3 miles
Banstead Village 2 miles
London by rail 50 minutes from Tattenham Corner
M25 (Junctions 8 or 9) 15 minutes
All times and distances are approximate

This well-presented lower ground floor apartment offers generous living space, a modern kitchen with integrated appliances, and a main bedroom with a walk-in wardrobe. The building provides strong security, communal gardens, an Owners' Lounge with Wi-Fi, and a friendly community with regular activities. Ideally located, it's just a short walk from Tattenham Corner High Street and local transport links.

- Communal hallway
- Entrance hall
- Sitting room – dining room
- Kitchen
- Bedroom
- Shower room
- Private patio area

Price £400,000



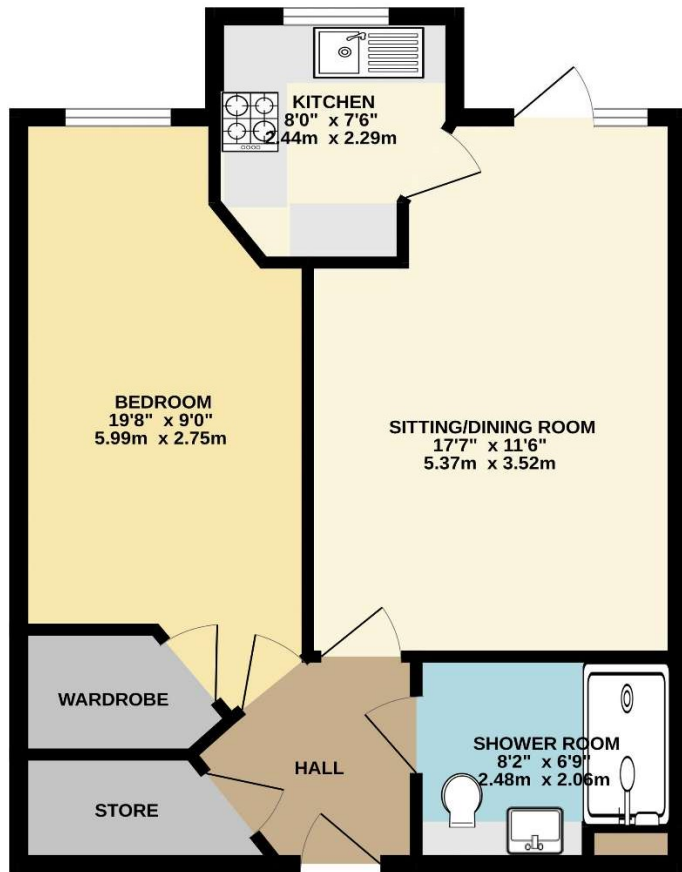


This Churchill one-bedroom retirement apartment, situated on the ground floor with attractive garden views to the rear of the building. The apartment features a modern fitted kitchen and a stylish tiled shower room, both designed with comfort, practicality, and ease of use in mind. The beautifully landscaped communal gardens offer an ideal place to relax without the burden of ongoing maintenance. Residents also benefit from a thoughtfully designed Owners' Lounge, complete with a coffee bar. This popular space provides the perfect setting for socialising, hosting guests, or taking part in activities organised by the Lodge Manager. The apartment is equipped with a 24-hour emergency Careline system and a secure camera entry system. Intruder alarms and fire alarms are installed throughout the Lodge, and a dedicated Lodge Manager is available to assist with day-to-day needs. Additional benefits include a fully furnished Guest Suite, ideal for family and friends visiting overnight, as well as a lift serving all floors for convenient access throughout the building.

The property is within walking distance of Tattenham Corner with its variety of local shops and train station with reliable rail services to London Bridge and Victoria stations within an hour. Epsom, Banstead Village, Sutton and Reigate are accessible with local buses and the M25 can be reached at either junctions 8 or 9 (Reigate Hill and Leatherhead respectively). The open spaces of Epsom Downs are in close proximity as are a wide variety of well-respected local schools.

Lodge manager | Intruder alarm system | Immaculate Condition | 24 hour Careline support system | Allocated Parking Space | Guest suite for friends and family | Within moments of Tattenham corner local shops and station





TOTAL FLOOR AREA
526 SQ FT / 48.9. SQ M



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		
England & Wales	82	82
	EU Directive 2002/91/EC	

Tenure: Leasehold
 Service Charge – £3,712.10pa
 Ground Rent - £575
 Local Authority: Reigate and Banstead Borough Council
 Council Tax Band: E
 All mains services
 FFTP Broadband

To the best of our knowledge on production of this brochure

discover more at richardsaunders.co.uk



IMPORTANT NOTICE TO PURCHASERS: 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.

Viewing
 Please call us to arrange
 a viewing appointment

1 Waterhouse Lane
 Kingswood
 01737 360000

2 High Street
 Banstead
 01737 363333

Residential Lettings
 All Areas
 01737 370700

SAUNDERS
richardsaunders.co.uk