



ROWAN MEAD, HENBIT CLOSE TADWORTH, SURREY, KT20

£215,000 LEASEHOLD

Winkworth



ROWAN MEAD, HENBIT CLOSE
TADWORTH, SURREY, KT20

**A LOVELY BRIGHT TWO
BEDROOM FIRST FLOOR
RETIREMENT APARTMENT,
WITH RESIDENTS PARKING.**

Ideally situated in a popular cul-de-sac location within a mile of local shopping facilities, library, Tattenham Corner railway station and the open spaces of Epsom Downs.



BANSTEAD OFFICE

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AT A GLANCE...

- Entry Phone System
- Communal Hallway
- Entrance Hall
- Living/Dining Room - 16'10" x 12'6" max (5.13m x 3.81m)
- Kitchen - 9'9" x 8'4" (2.97m x 2.54m)
- Bedroom 1 - 13'4" x 9'2" max (4.06m x 2.79m)
- Bedroom 2 - 10'3" x 8'6" max (3.12m x 2.59m)
- Bathroom - 5'6" x 5'8" (1.98m x 1.73m)
- Residents Parking
- No Onward Chain
- Council Tax Band - D

THE PROPERTY

The property is offered with no ongoing chain, and also benefits from an entry phone system, electric heating, double glazing and a central alarm system.

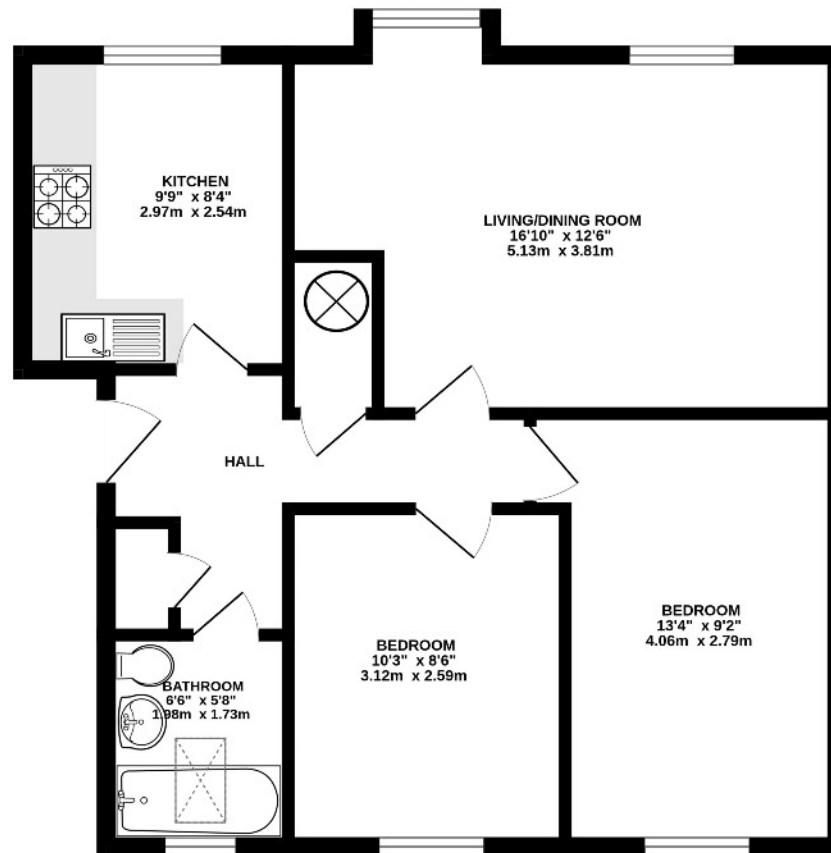
The accommodation briefly comprises; hallway, living/dining room, kitchen, two generous bedrooms and a bathroom/wc.

Externally the property has well maintained communal gardens, and parking on a first come first serve basis.

Please note that the apartment has a minimum age restriction and is being sold with 80% of the leasehold.

Rowan Mead benefits from a communal laundry room and plentiful residents and guests parking. In addition, maintenance and security is kept to a high standard by an on-site Manager who also arranges frequent social gatherings for the residents.





FIRST FLOOR FLAT

Rowan Mead, Henbit Close, Tadworth

INTERNAL FLOOR AREA (APPROX.) 580 sq ft/ 54.0 sq m

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix Q2 2025.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Winkworth

for every step...