

## Holmewood House Banstead, Surrey SM7 1AF

Larger than average very spacious one DOUBLE bedroom top floor luxury apartment offering 764 square feet (71 square meters), accessed via electric entry gates in a popular residential development, situated within easy reach of Banstead Village High Street. Attractive communal gardens, gas central heating & allocated parking. SOLE AGENTS. NO ONWARD CHAIN

£295,000 - Leasehold





## COMMUNAL ENTRANCE

Entry phone system. Stairs rising to the:

## SECOND FLOOR (TOP)

Giving access to the:

## PRIVATE FRONT DOOR

Giving access through to the:

## GENEROUS ENTRANCE HALL

Wood effect flooring. Covng. Storage cupboard. Wall mounted entry phone system. Access to generous loft void.

## LOUNGE/DINING ROOM

A good sized room with 2 x windows to the side. Part covered. Wood effect flooring. Fireplace feature with surround and hearth with inset electric flame effect fire. 2 x radiators. Thermostat for the gas central heating. Doorway providing access through to the:

## KITCHEN/BREAKFAST ROOM

A range of wall and base units with roll edge work surfaces incorporating a stainless steel sink drainer with mixer tap. Fitted oven and grill. Surface mounted four ring electric hob with extractor above. Breakfast bar. Eye level cupboards benefitting from underlighting. Tiled effect flooring and part tiled walls. Radiator. Downlighters.

## DOUBLE BEDROOM

Window to the side. Radiator.

## BATHROOM

Panel bath with a mixer tap and a shower attachment. Fully enclosed shower cubicle. Wash hand basin with mixer tap and vanity cupboard below. Low level WC. Illuminated mirror. Radiator. Ceiling mounted extractor. Part tiled walls. Tiled floor. Cupboard housing the gas central heating boiler.

## OUTSIDE

The property is surrounded by well maintained communal gardens comprising of areas of lawn, flower/shrub borders and some mature trees.

## PARKING

One allocated parking space plus visitors parking available. The site is accessed via electronically controlled security gate.

## LEASE

125 years from July 2001.

## SERVICE CHARGES

£838.17 per 6 months including Buildings Insurance.

## GROUND RENT

£250 per annum.

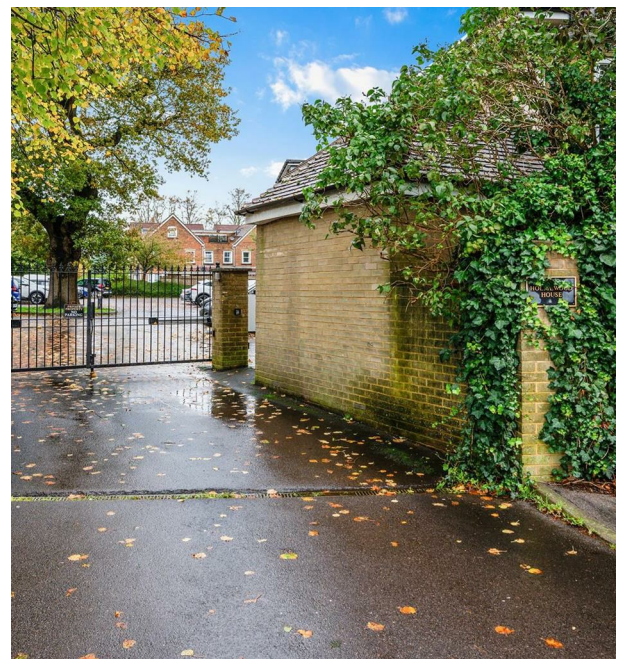
## COUNCIL TAX

Reigate & Banstead Borough Council BAND C £1,986.98 2023/23

## FROM THE SELLER

We have lived in our lovely flat at Holmewood House for over 10 years. During this time we have appreciated the wonderful sense of space and versatility of each room. The extra large kitchen is so easy to work and eat in without taking meals into the living area, except when entertaining of course, when we can enjoy the benefit of a dedicated dining space without intruding on the substantial lounge. The bathroom is generously sized too and has the advantage of a shower cubicle and a bath. The flat is quiet, as we have no adjoining properties and in the winter it is very economical to heat. Storage is never a problem, as a well lit and largely boarded loft can be easily accessed from the hallway hatch. Add to this an allocated parking space and plenty of visitors' spaces, plus lovely gardens at the back to sit in during summer. It is just a 5 minute walk to the M&S food shop and BP petrol station along the road or a 15 minute stroll into Banstead high street. The M25 is just a 10 minute drive away too. Only a change of location has necessitated our moving and we are sure the flat will make new owners just as happy as we have been here.





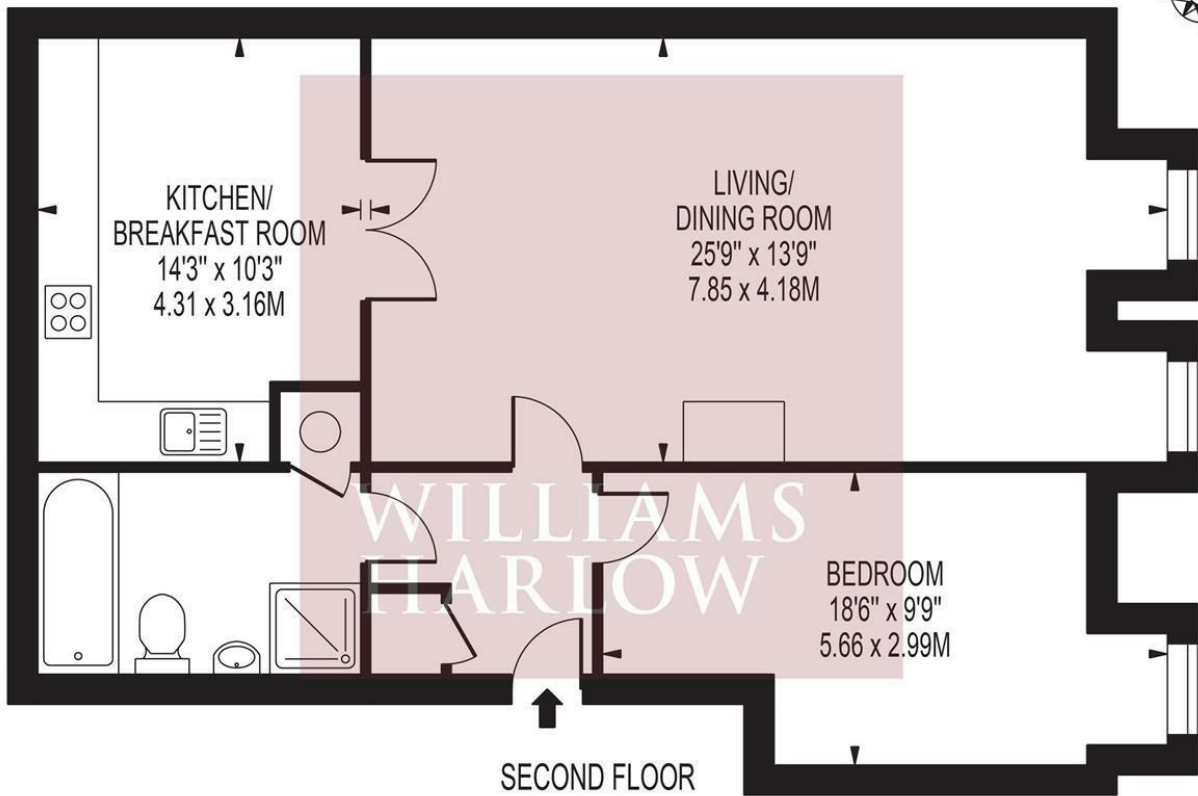


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**WILLIAMS  
HARLOW**

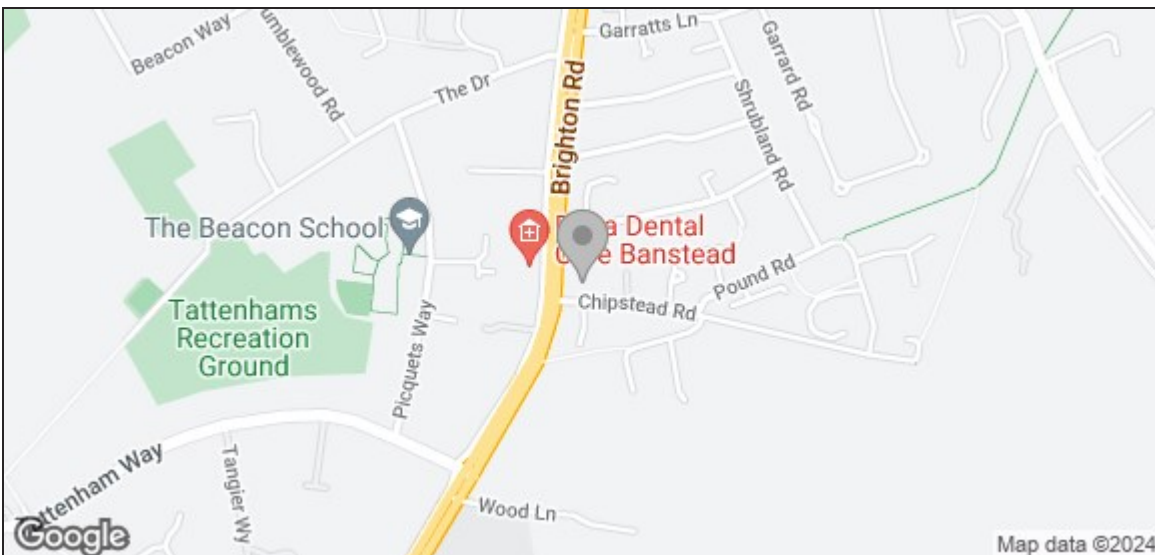
## HOLMEWOOD HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 764 SQ FT - 70.95 SQ M



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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	79	79
England & Wales		
EU Directive 2002/91/EC		