

**WILLIAMS
HARLOW**

Banstead Office
Call: 01737 370022

31 High Street, Banstead, Surrey, SM7 2NH

banstead@williamsharlow.co.uk
www.williamsharlow.co.uk

Elizabeth Drive

Banstead, Surrey SM7 2FE

Notice Of Offer

Property Address- 13 Elizabeth House, Banstead SM7 2FE

We advise that an offer has been made for the above property in the sum of £295,000. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.

Agents -Williams Harlow, 31 High Street, Banstead SM7 2NH

Agents Telephone Number- 01737 370022

Located in a highly desirable residential location set amongst 28 acres of communal gardens and woodland with access to both tennis courts and Japanese gardens, this TWO DOUBLE BEDROOM, GROUND FLOOR APARTMENT offers spacious accommodation of nearly 800 square feet, with a fine outlook and en-suite facilities to the master bedroom. SOLE AGENTS. NO ONWARD CHAIN. EPC C

£299,950 - Leasehold



COMMUNAL ENTRANCE

Entry phone system. Leading to the:

PRIVATE FRONT DOOR

Giving access through to the:

ENTRANCE HALL

Wall mounted electric heater. Coving. Downlighters. Wall mounted entry phone system. Thermostat. Cloaks cupboard. Plus additional large airing cupboard with space for cylinder.

LOUNGE/DINING ROOM

2 x windows with a fine outlook over the communal gardens. Wall mounted electric heater. Coving. Wall lights. Doorway through to the:

KITCHEN

Well fitted with a modern range of wall and base units. Roll edge work surfaces incorporating a one and a half bowl stainless steel sink drainer with mixer tap. Integrated appliances of washing machine, dishwasher, fridge and freezer. Double oven and grill. Surface mounted halogen hob with extractor above. Eye level cupboards benefitting from underlighting. Downlighters. Window to the side. Part tiled walls.

MASTER BEDROOM

Double aspect room with a fine outlook over the communal courtyard. Coving. Wall lights. Electric heater. Fitted wardrobe.

EN-SUITE SHOWER

Obscured glazed window to the side. Heated towel rail. Fully enclosed shower cubicle. Wash hand basin with mixer tap and cupboard below. Low level WC with concealed cistern. Part tiled walls. Ceiling mounted extractor. Downlighters. Shaver point.

BEDROOM TWO

2 x windows enjoying a pleasant outlook over the communal courtyard. Wall lights. Electric heater.

BATHROOM

Panel bath with mixer tap, shower attachment and grab rails. Low level WC with concealed cistern. Wash hand basin with mixer tap and cupboard below. Heated towel rail. Downlighters. Ceiling mounted extractor. Part tiled walls. Shaver point.

OUTSIDE

The property is approached by a private driveway with an electronic security gates. The areas of communal gardens comprise of formal gardens, areas of lawn, woodland, Japanese garden and access to tennis courts.

LEASE

999 years from 2006

SERVICE CHARGE

£2,264.84 paid half yearly.

GROUND RENT

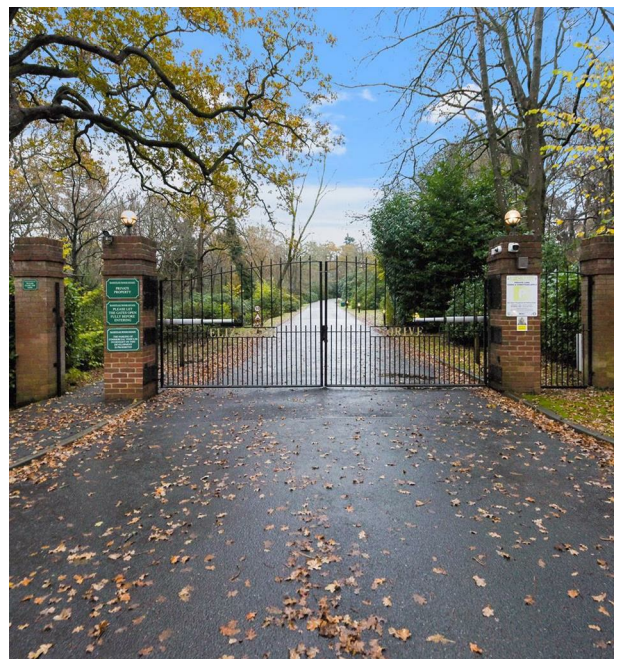
£300 per annum.

COUNCIL TAX

Reigate & Banstead BAND D £2,235.36 2023/24

EPC

C Rated

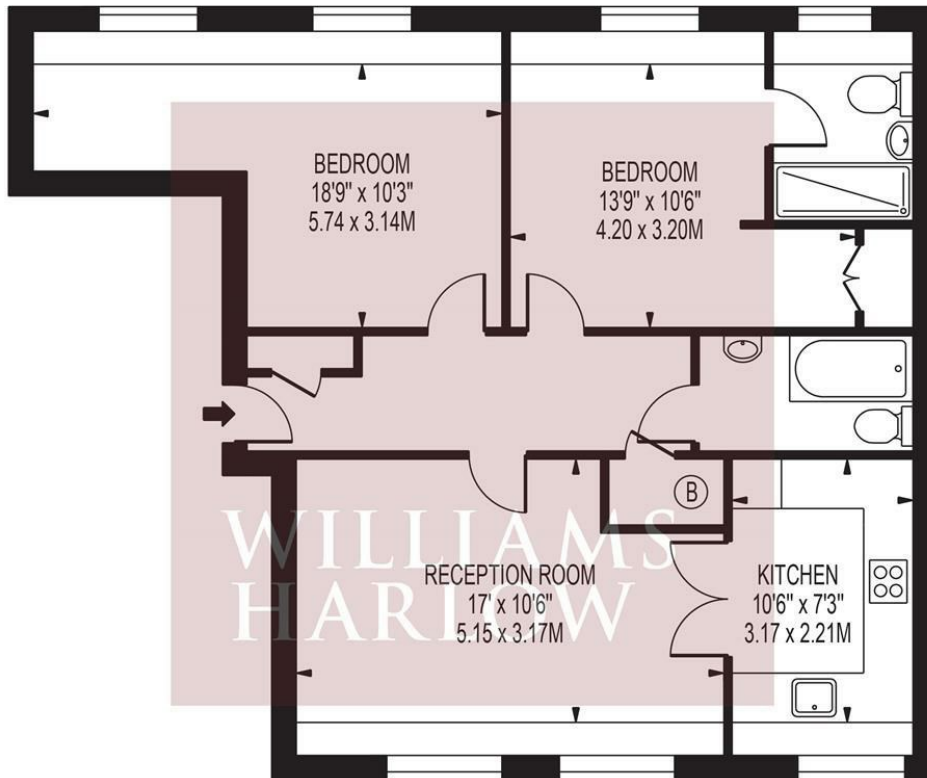


Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested 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.

**WILLIAMS
HARLOW**

ELIZABETH HOUSE

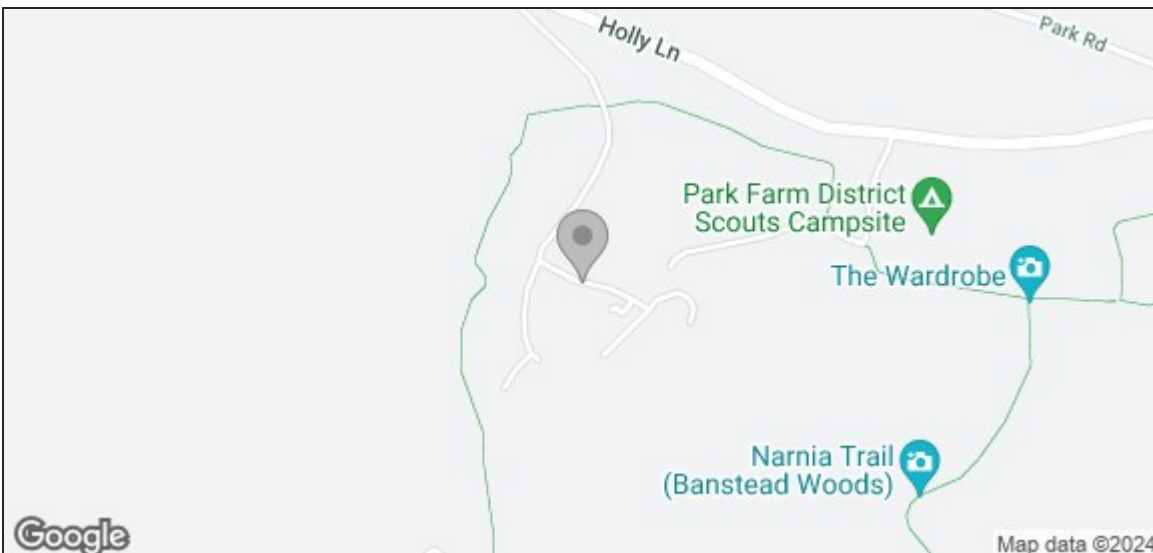
APPROXIMATE GROSS INTERNAL FLOOR AREA: 791 SQ FT - 73.48 SQ M



GROUND 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.



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