

Woodmansterne Lane Banstead, Surrey SM7 3AB

Back to the Market-Re-fitted to an exceptionally high standard by the present owner with a high quality kitchen and bathroom, this two bedroom split level flat is located in a central position within an easy walk of Banstead Village High Street. The property benefits from a west facing first floor private balcony, garage in nearby block and a healthy Lease.
SOLE AGENTS

Offers In Excess Of £375,000 - Leasehold



COMMUNAL ENTRANCE DOOR

Communal entrance lobby with stairs rising to the first floor landing, giving access to:

PRIVATE FRONT DOOR

Leading through to the:

ENTRANCE HALL

Wood effect flooring. Cloaks cupboard with hanging, shelving and consumer unit. Further large storage cupboard to the side.

SITTING ROOM

2 x windows and full height glazed doors with a pleasant outlook. Stairs rising to the first floor with glass balustrade. Wood effect flooring. Wall lights. Coving. Radiator.

PRIVATE BALCONY

Metal balustrade and wooden handrail. Good private area with a fine outlook over the communal gardens.

DINING ROOM

Continuation of the coving. Window to the rear. Wall lights.

RE-FITTED KITCHEN

Fitted to a high standard. Work surface with inset 1 1/2 bowl sink drainer with mixer tap. A comprehensive range of cupboards and drawers below the work surface with spaces for washing machine, upright fridge freezer and slimline dishwasher. Fitted oven and grill. Surface mounted four ring gas hob with extractor above. A comprehensive range of eye level cupboards. Window to the rear. Part tiled walls. Tiled floor.

FIRST FLOOR ACCOMMODATION

GOOD SIZED LANDING

Reached by a straight staircase. Access to the loft void. Linen cupboard.

BEDROOM ONE

Window to the front with fine outlook. Radiator. Coving. 2 x ranges of built in wardrobes, the larger of which has mirrored doors.

BEDROOM TWO

Window to rear. Radiator. Coving. Fitted wardrobe.

RE-FITTED BATHROOM

Panel bath with mixer tap. Independent shower above the bath with rain shower and hand held attachment. Wash hand basin with mixer tap and vanity cupboards below. Low level WC with concealed cistern. Fully tiled walls. Heated towel rail. Downlighters. Obscured glazed window to the rear.

OUTSIDE

COMMUNAL GARDENS

The property is surrounded by well maintained communal gardens which comprise of pathways, areas of lawn, flower/shrub borders and an array of mature trees.

PARKING

There is visitors parking on site on a non-allocated basis.

GARAGE

There is a single garage located in nearby block (number 5).

LEASE

199 years from 25th March 1964

SERVICE CHARGES & GROUND RENT

£845.55 per six months including the Buildings Insurance.

COUNCIL TAX

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

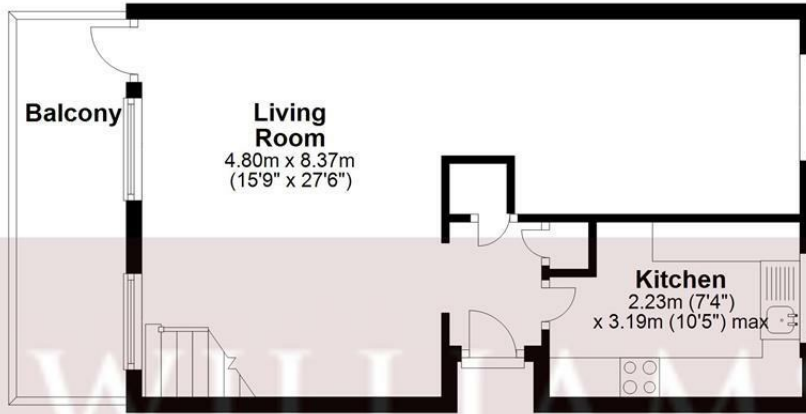


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**WILLIAMS
HARLOW**

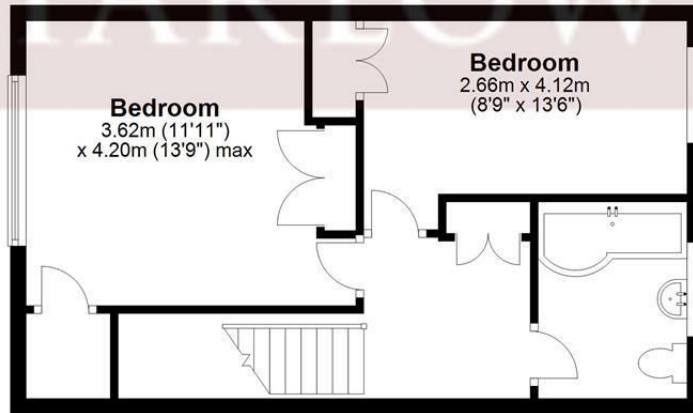
First Floor

Approx. 39.3 sq. metres (423.4 sq. feet)

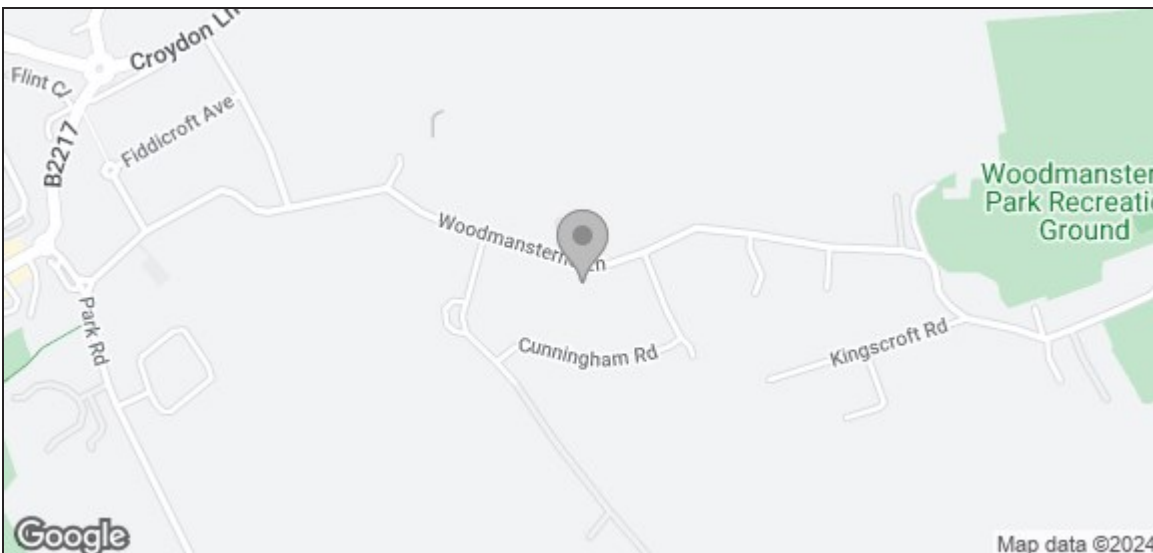


Top Floor

Approx. 40.4 sq. metres (435.0 sq. feet)



Total area: approx. 79.7 sq. metres (858.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	76	79
(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	