

## Brighton Road Banstead, Surrey SM7 1AF

WILLIAMS HARLOW BANSTEAD are pleased to present an opportunity to acquire a TWO BEDROOM FIRST FLOOR APARTMENT in a period building located on the outskirts of Banstead Village. Within a GATED DEVELOPMENT and PRIVATE ALLOCATED PARKING plus additional visitor bays on site. SOUTHERLY ASPECT COMMUNAL GARDENS. SOLE AGENTS. VIEWING HIGHLY RECOMMENDED.

Offers In Excess Of £325,000 - Leasehold



## COMMUNAL ENTRANCE

Entry phone system. Stairs giving access to all floors:

## SECOND FLOOR (TOP)

Communal cupboard housing meters. Giving access to the:

## PRIVATE FRONT DOOR

Giving access through to the:

## ENTRANCE HALLWAY

Coving. Entry phone system. Storage cupboard. An additional cupboard housing the RCD/fuse board and new combi boiler recently fitted.

## LIVING ROOM

Large double glazed bay window to the rear. 2 x radiators. Coving. 2 ceiling mounted feature lights.

## KITCHEN

A comprehensive range of wall and low level cupboards/drawers. Laminate work top. Stainless steel sink drainer. Electric hob with electric oven below and extractor fan above. Integral fridge freezer. Space for a washing machine. Tiled splashback and tiled floor.

## BEDROOM ONE

Large double glazed window to the rear. Radiator. Space for fitted wardrobes or free standing.

## BEDROOM TWO

Large velux window to the front. Radiator.

## BATHROOM

Enclosed shower. Low level WC. Wash hand basin with mixer tap and storage below. Radiator. Extractor fan. Tiled floor and part tiled walls.

## OUTSIDE

## PARKING

One allocated parking space and visitors parking available on site.

## LEASE

104 years remaining.

## MAINTENANCE CHARGES

£1600.00 approximately per annum.

## GROUND RENT

£292.00 approximately per annum

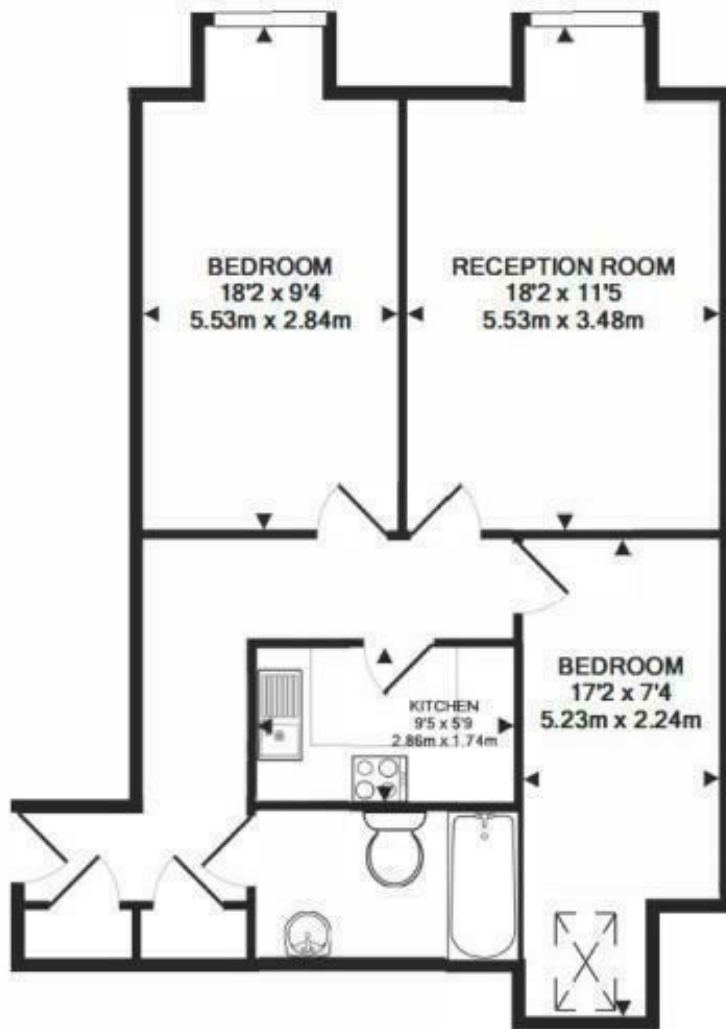
## COUNCIL TAX

Reigate & Banstead BAND D £2,339.35 2024/25



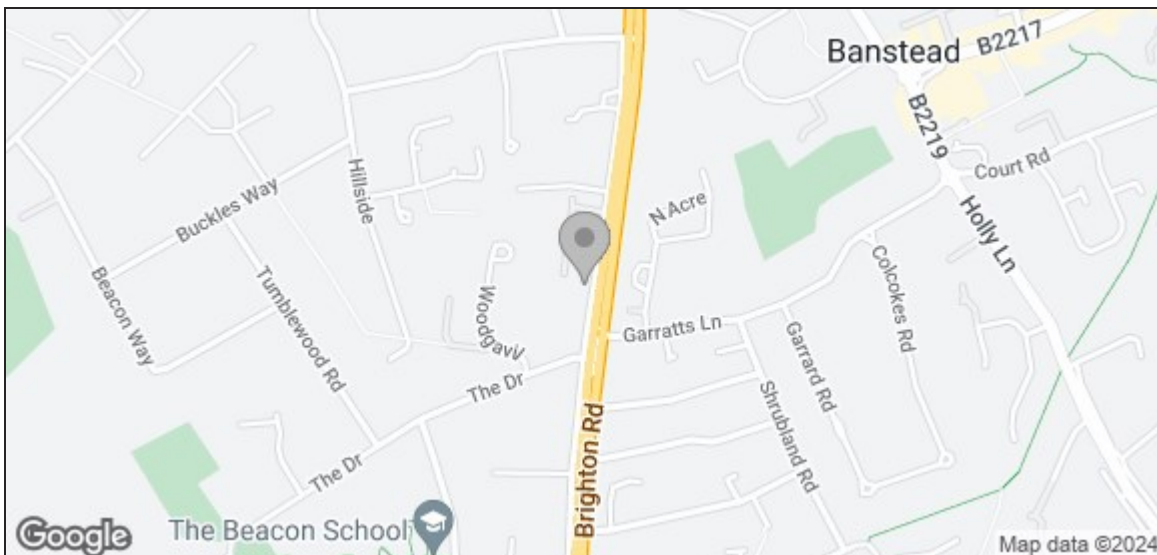
Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested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



**TOTAL APPROX. FLOOR AREA 690 SQ.FT. (64.1 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



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