

## Beacon Way Banstead, Surrey SM7 1EA

An opportunity to acquire a TWO BEDROOM FIRST FLOOR PURPOSE BUILT MAISONETTE in this highly desirable residential location, close to local amenities including doctors surgery, local shops, Banstead mainline train station, Nork Park and Nork community centre. The property offers a good sized lounge/dining room, a recently re-fitted kitchen, two double bedrooms, gardens to the front and side and garage in nearby block. SOLE AGENTS. NO ONWARD CHAIN

Asking Price £395,000 - Leasehold - Share of Freehold





## COMMUNAL ENTRANCE

Off which there is a good sized storage cupboard. Private front giving access to the:

## ENTRANCE HALL

Stairs rising to the first floor. Meter cupboard.

## FIRST FLOOR HALLWAY

Thermostat and time clock for the heating. Storage cupboards. Access to loft void. Radiator. Window to the side with fine views.

## LOUNGE/DINING ROOM

Window to the front. Radiator. Fireplace feature (not functioning). Coving. Wall lights.

## RE-FITTED KITCHEN/BREAKFAST ROOM

Well fitted with a modern range of wall and base units comprising of roll edge work surfaces incorporating a stainless steel sink drainer with mixer tap. Washing machine. Oven and grill. Surface mounted four ring gas hob with extractor above. New gas central heating boiler. Window to the rear. Part tiled walls and tiled floor. Radiator. Various other domestic appliances which can be left for the prospective purchaser by arrangement.

## BEDROOM ONE

Window to the front. Radiator.

## BEDROOM TWO

Window to the rear. Radiator.

## BATHROOM

White suite. Panel bath with mixer tap, shower attachment and grab rails. Low level WC with concealed cistern. Wash hand basin and vanity cupboards below. Airing cupboard with both header tank and insulated cylinder. Obscure glazed window to the rear.

## OUTSIDE

### PRIVATE GARDEN

The property benefits from having its own private enclosed garden located to the side of the property which is principally laid to lawn. One boundary is wooden fencing and the other is a brick wall. There are various flower/shrub borders. There is also the land to the front and side of the property which is principally laid to lawn. The extent of the boundary is the pedestrian footpath to Nork Way and Beacon Way.

## GARAGE

There is a single garage located in a block to the rear. The garage in the first block nearest the rear of the property and is the middle garage.

## LEASE

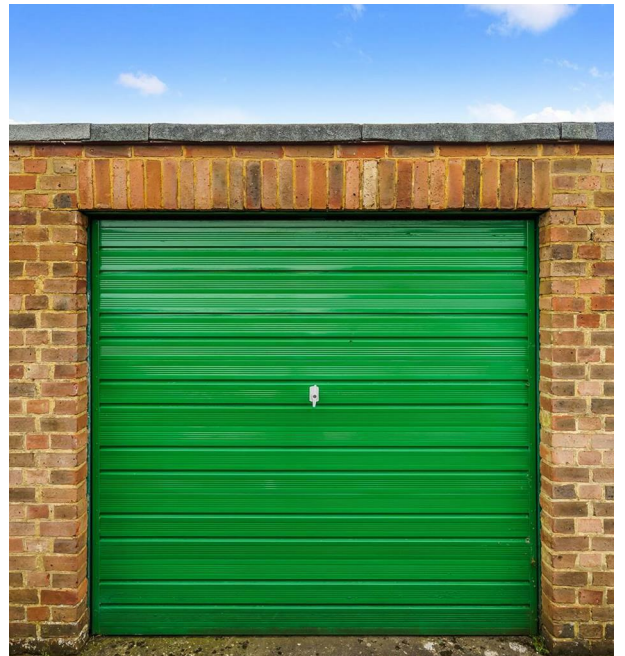
199 year Lease from 1964

## SERVICE CHARGES

The last service charge amount was £315.75 and insurance was £123.00

## COUNCIL







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.

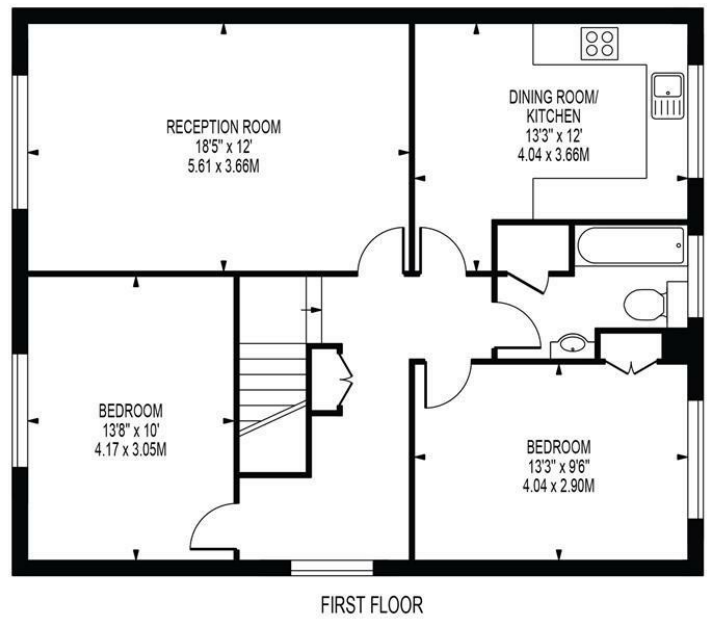
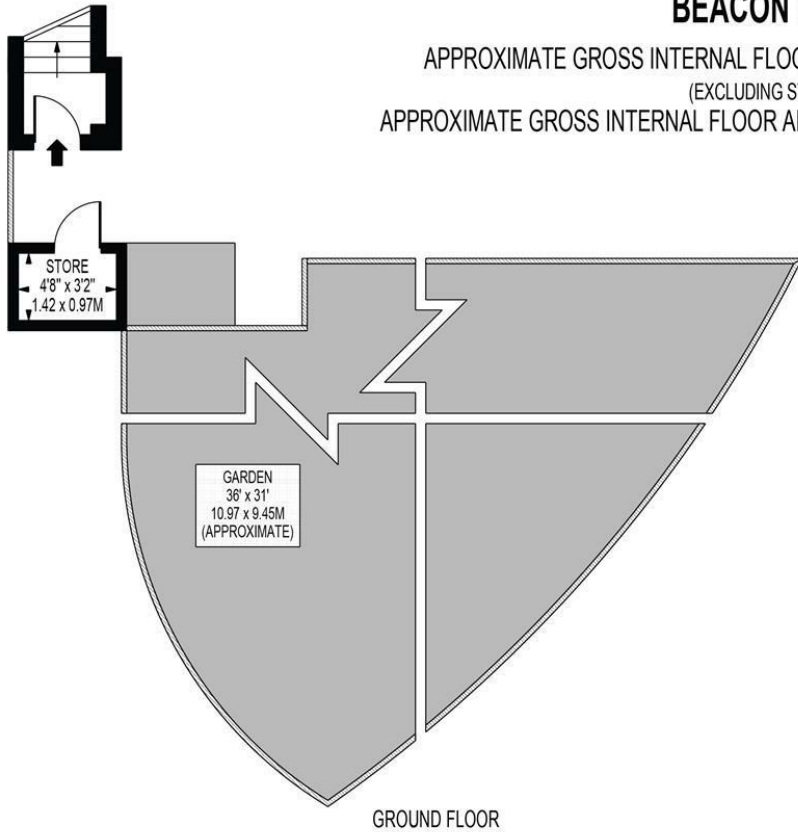
**WILLIAMS  
HARLOW**

**BEACON WAY**

APPROXIMATE GROSS INTERNAL FLOOR AREA: 851 SQ FT - 79.06 SQ M

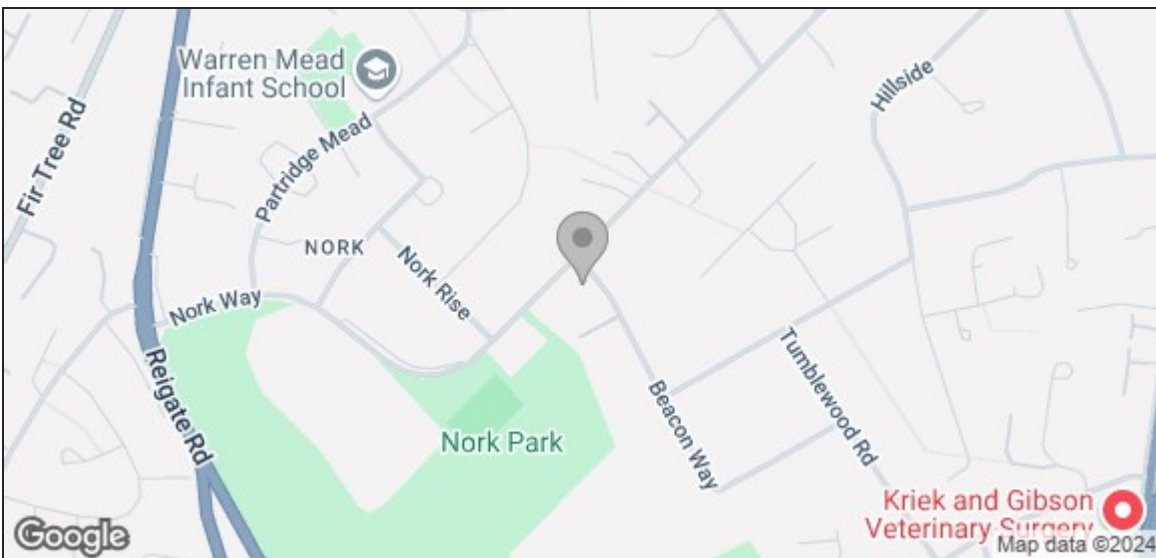
(EXCLUDING STORE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF STORE: 15 SQ FT - 1.38 SQ M



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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		
(69-80)	C		
(55-68)	D	59	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	