

Garratts Lane Banstead, Surrey SM7 2EH

A rare opportunity to acquire a TWO DOUBLE BEDROOM, first floor maisonette located in this convenient location within a very short walk of Banstead Village High Street. The property benefits from having a rear balcony, two good sized double bedrooms and a very good standard of fitted kitchen and bathroom. There is also a loft space, GARAGE to the rear and the property is sold with the benefit of NO ONWARD CHAIN.

£350,000 - Leasehold



PRIVATE FRONT DOOR

Giving access to the:

ENTRANCE LOBBY

Stairs rising to the:

FIRST FLOOR HALLWAY

Wood effect flooring. Access to the loft void. Storage cupboards, one of which houses the hot water cylinder.

LOUNGE/DINING ROOM

Large picture window to the front and further additional window to the side. Wall mounted electric heater. Coving. Downlighters.

KITCHEN

Well fitted with a modern range of wall and base units comprising of high gloss roll edge work surfaces incorporating a 1 1/2 bowl stainless steel sink drainer with mixer tap. Display cabinets. Space for various domestic appliances. Part tiled walls. Doorway providing access to the:

BALCONY

Wrought iron balustrade with outlook to the rear.

BEDROOM ONE

Window to the rear. Wall mounted electric heater. Coving.

BEDROOM TWO

Window to the front. Wall mounted electric heater. Wood effect flooring. Coving. Door to the overstairs storage cupboard.

BATHROOM

Panel bath with shower above. Low level WC. Wash hand basin with storage below. Obscured glazed window to the rear. Tiled floor and part tiled walls. Wall mounted chrome radiator.

OUTSIDE

The property is surrounded by a well maintained communal gardens mainly focused to the front of the development comprising of areas of lawn, paving, flower/shrub borders and some mature trees.

GARAGE

There is a single garage in block to the rear.

LEASE

74 years remaining.

COMMUNAL BUILDINGS INSURANCE

£313.52 approximately per annum.

SERVICE CHARGES

Nil

GROUND RENT

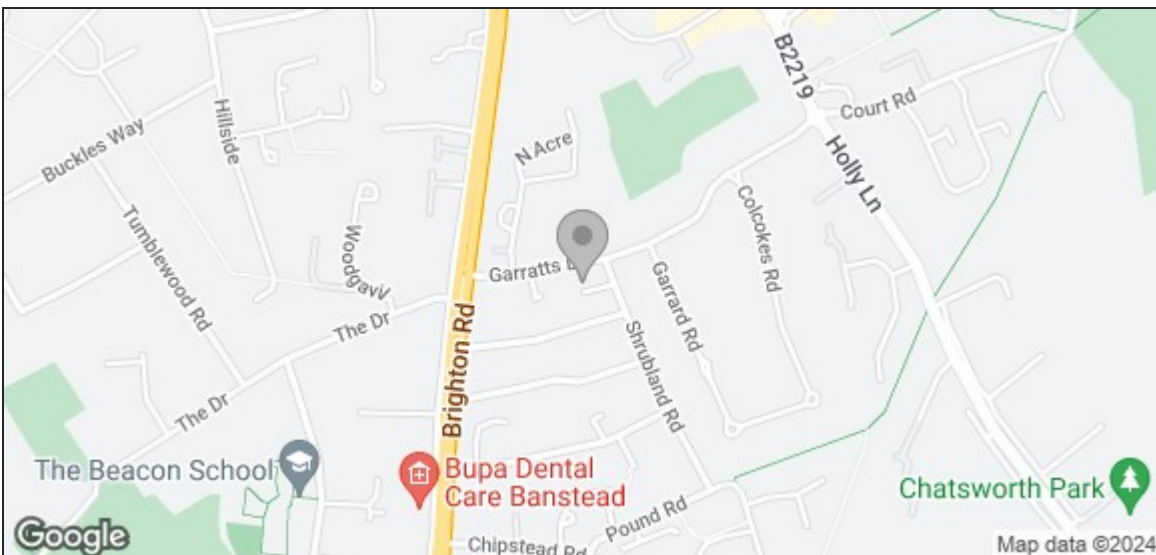
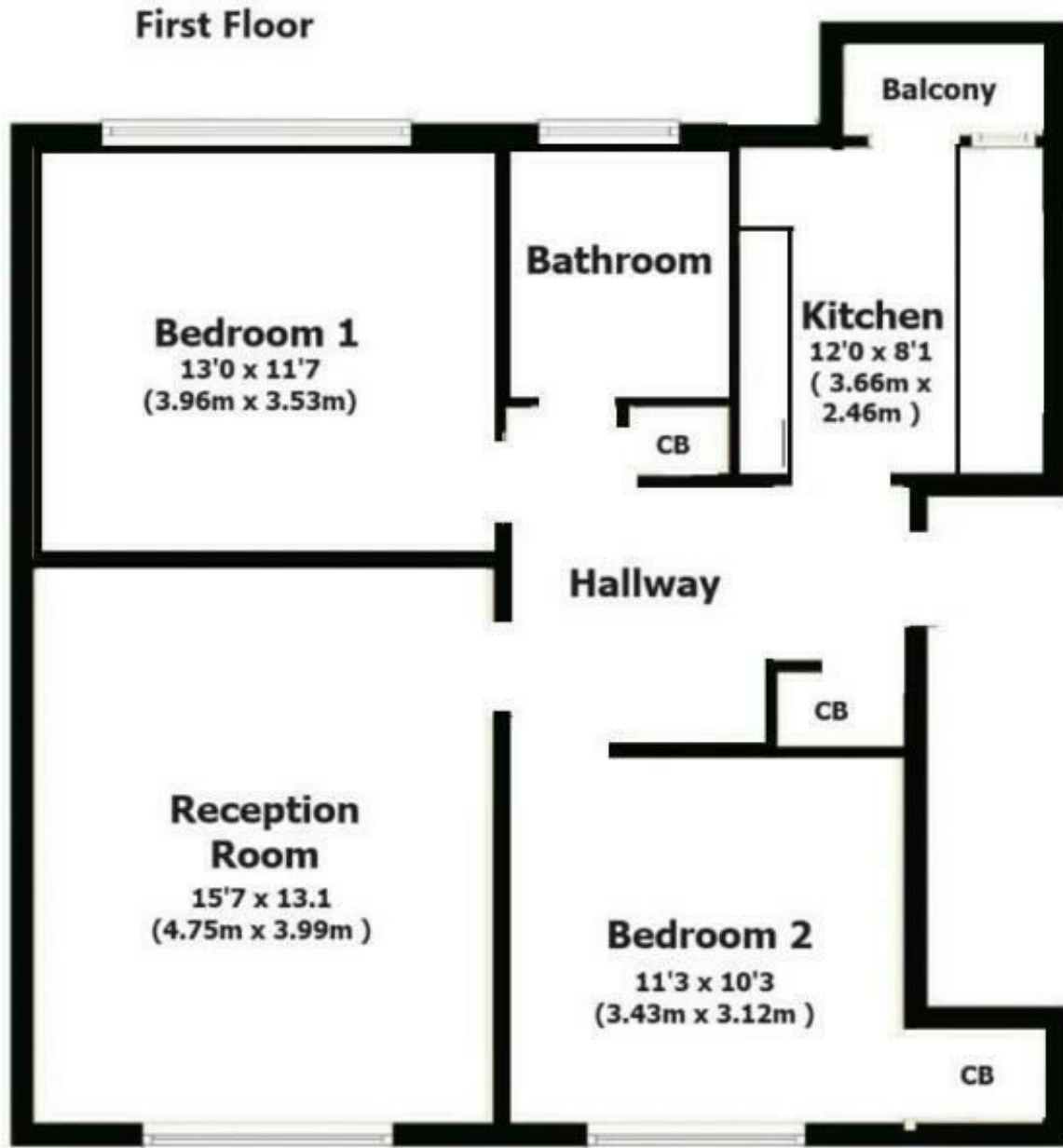
Nil

COUNCIL TAX

Reigate & Banstead BAND C £2079.42 2024/25



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		53	77
England & Wales		EU Directive 2002/91/EC	