

WILLIAMS  
HARLOW

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## Basing Road Banstead, Surrey SM7 2AN

Within easy walk of Banstead Village high street, a rare opportunity to acquire a two double bedroom, ground floor apartment with its own private patio, garage and allocated parking. The property is well presented by the current owners and offers gas central heating, double glazing and is surrounded by attractive communal gardens. SOLE AGENTS

£325,000 - Leasehold



## COMMUNAL ENTRANCE DOOR

Wall mounted entry phone system.

## COMMUNAL ENTRANCE LOBBY

Giving access to the:

## PRIVATE FRONT DOOR

Leading through to the:

## GENEROUS ENTRANCE HALL

Downlighters. Wall mounted entry phone. Large storage cupboard with shelving. Radiator. Additional storage cupboard.

## LOUNGE/DINING ROOM

5.51m x 5.03m (18'1 x 16'6)

Double aspect with double glazed window to side and replacement patio door to the rear. Radiator. Coving. From here there is access to the:

## PRIVATE PATIO

Wrought iron balustrade with a pleasant outlook over the communal gardens with access gate from the patio.

## KITCHEN

2.51m x 2.24m (8'3 x 7'4)

Well fitted with a modern range of wall and base units comprising of high gloss roll edge work surfaces incorporating 1 1/2 bowl stainless steel sink drainer with mixer tap. Spaces for washing machine, cooker and upright fridge freezer. Eye level cupboards benefit from underlighting. Built in extractor. Window to the front. Wall mounted gas central heating boiler. Part tiled walls. Coving.

## BEDROOM ONE

4.04m x 3.18m (13'3 x 10'5)

Window to the side. Radiator. A comprehensive range of built in wardrobes with sliding mirrored doors providing useful hanging and storage.

## BEDROOM TWO

Window to the side. Radiator. Coving.

## RE-FITTED BATHROOM

Fitted to a very high standard by the present owners in 2022. Panel bath with a wall mounted mixer tap. Independent shower above the bath and a glass shower screen. Low level WC with concealed cistern. Wash hand basin with mixer tap and drawers below. Mirror. Wall mounted extractor. Fully tiled walls and tiled floor. Heated towel rail.

## OUTSIDE

The property is surrounded by well maintained communal gardens, comprising areas of lawn, flower, shrub borders and some mature trees. The property benefits from its own private patio.

## GARAGE

The garage is located to the rear of the building. (Located in the block of three, the far right hand garage).

## PARKING

One allocated parking space nearby numbered 2A.

## LEASE

Approximately 160 years remaining

## GROUND RENT

£123.85 per 6 months

## SERVICE CHARGE

£547.69 per quarter

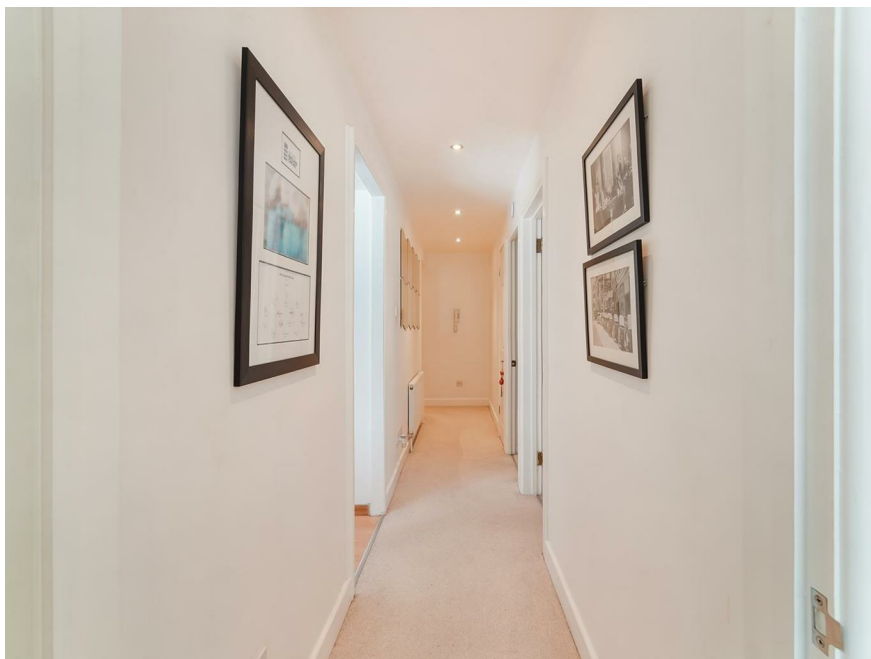
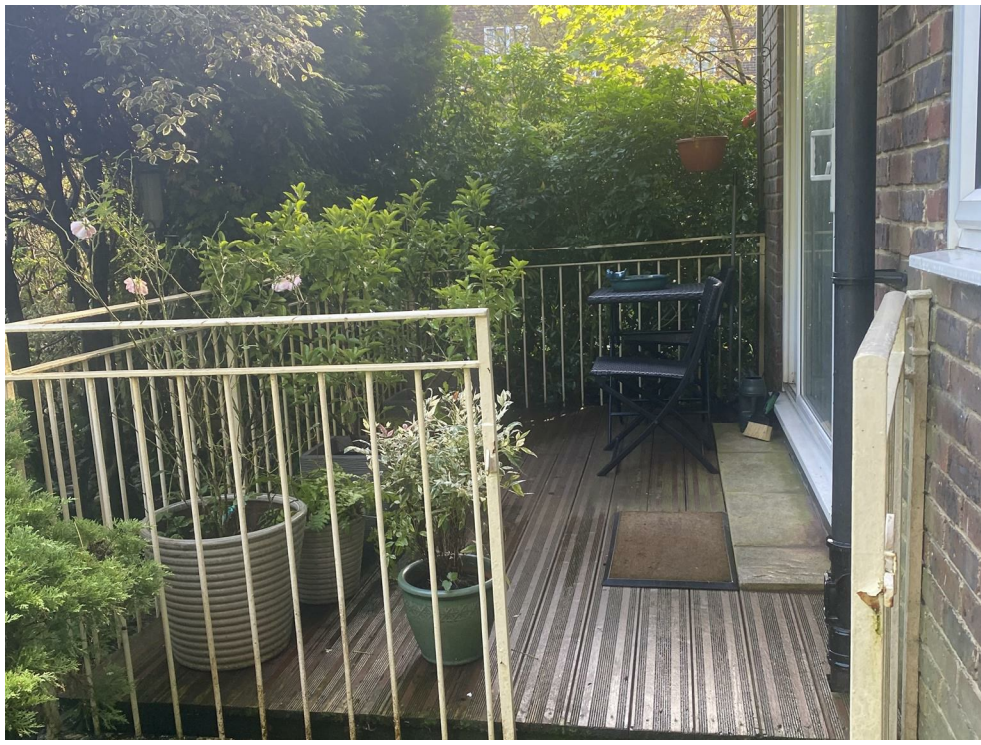
## COUNCIL TAX

Reigate & Banstead BAND C £2,079.42 2024/25

## SELLER IMPROVEMENTS

New boiler fitted in April 2018. New bathroom in September 2022.

New consumer unit fitted. Direct fibre connection.

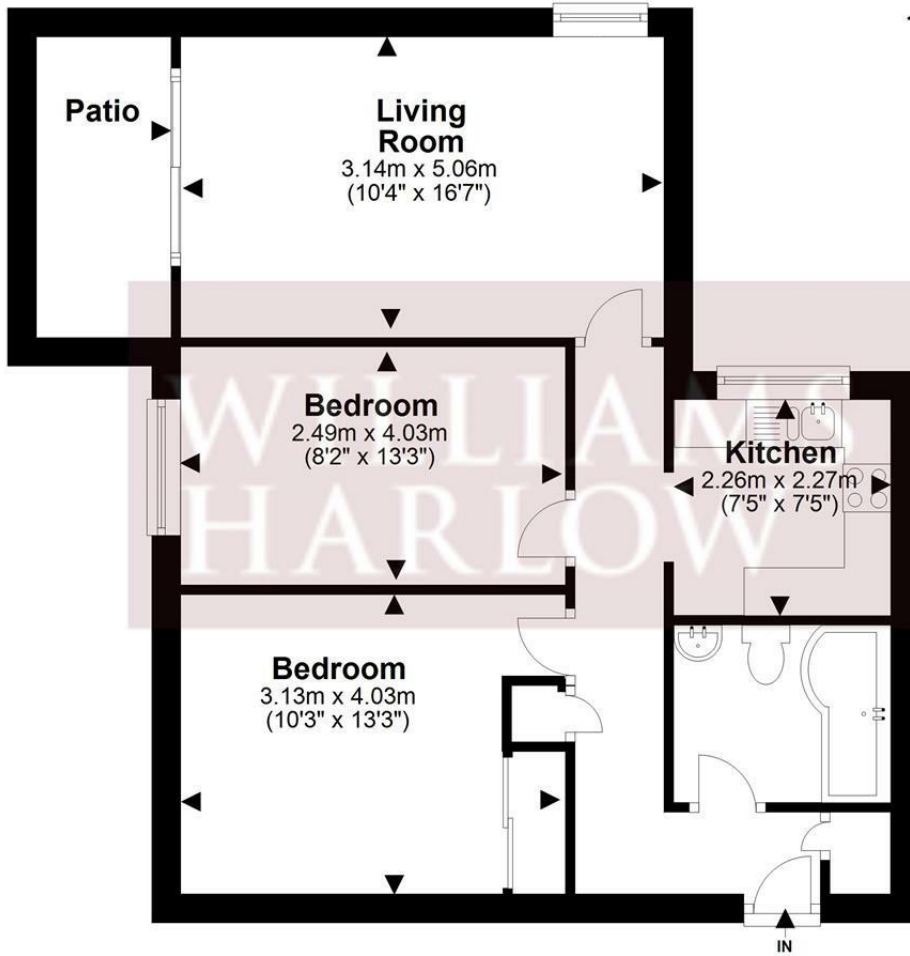


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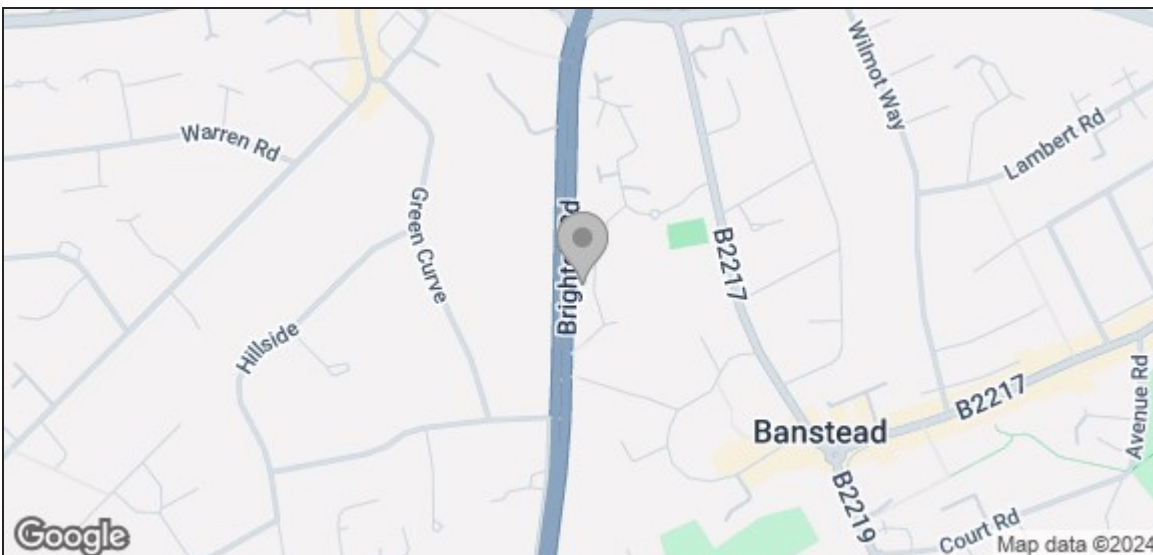
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**Ground Floor**

Approx. 62.4 sq. metres (671.7 sq. feet)



Total area: approx. 62.4 sq. metres (671.7 sq. feet)



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
|   | 73                      | 76        |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |