

**WILLIAMS  
HARLOW**

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## Dunnymans Road Banstead, Surrey SM7 2BZ

SOLD BY WILLIAMS HARLOW NEWLY REDECORATED TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT with attractive southerly views overlooking communal gardens to the rear. Located within walking distance of Banstead High Street and Banstead Train Station. The property comprises of two good sized bedrooms, a main bathroom, fully fitted kitchen and a spacious lounge overlooking the rear. Double glazing, communal parking. NO ONWARD CHAIN. SOLE AGENTS

Asking Price £285,000 - Leasehold



## COMMUNAL ENTRANCE

Communal entrance door with entry phone system. Stairs rising to the:

## FIRST FLOOR

Giving access to the:

## PRIVATE FRONT DOOR

Giving access through to the:

## ENTRANCE HALLWAY

Storage cupboard housing consumer units. Wall mounted entry phone. Cupboard housing insulated cylinder and header tank.

## LOUNGE/DINING ROOM

4.27m x 4.37m (14'0 x 14'4)

Attractive southerly aspect outlook to the rear overlooking the communal landscaped gardens. Wall mounted electric heater.

Doorway providing access through to the:

## KITCHEN

2.39m x 2.74m (7'10 x 9'0)

Well fitted with a range of wall and base units comprising of high gloss roll edge work surfaces incorporating a stainless steel sink drainer with mixer tap. Fitted oven and grill. Surface mounted electric hob with stainless steel splashback and extractor above. Part tiled walls. Tiled floor. Space for various domestic appliances.

## BEDROOM ONE

3.53m x 2.74m (11'7 x 9'0)

Open view to the front. Wall mounted electric heater.

## BEDROOM TWO

Open view to the front. Wall mounted electric heater.

## BATHROOM

Panel bath with mixer tap, shower attachment and glass shower screen. Pedestal wash hand basin. Low level WC. Part tiled walls. Heated towel rail. Wall mounted extractor. Mirror.

## OUTSIDE

The property is surrounded by well maintained communal gardens both to the front but most is allocated to the rear comprising of areas of lawn with well stocked flower/shrub borders and some mature trees.

## PARKING

There is good parking available on the development on a non-allocated basis.

## LEASE

Approximately 111 years remaining.

## MAINTENANCE CHARGES

£140 per month

## GROUND RENT

£125 every 6 months.

## COUNCIL TAX

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

## AGENTS NOTE

The seller will be laying plain grey carpets in bedroom one and bedroom two at a future date which will be in place by completion.

## DOMESTIC APPLIANCES

Can be left in the property by request by the prospective purchaser.

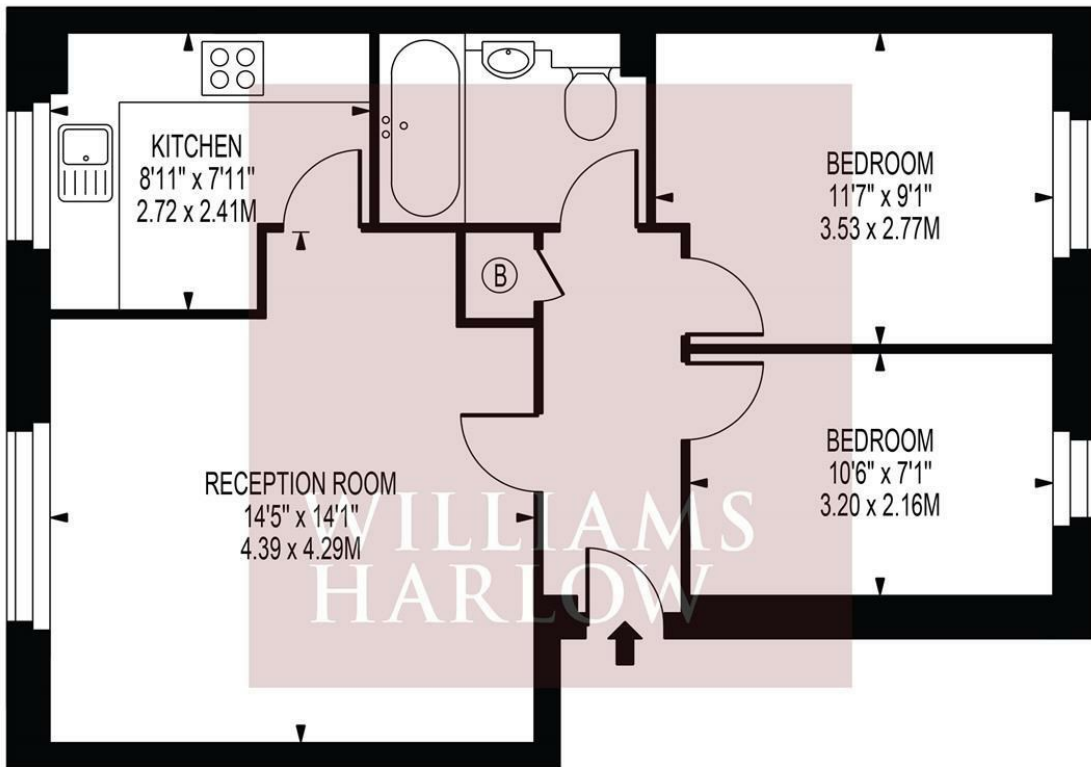


Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested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

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## DUNNYMANS ROAD

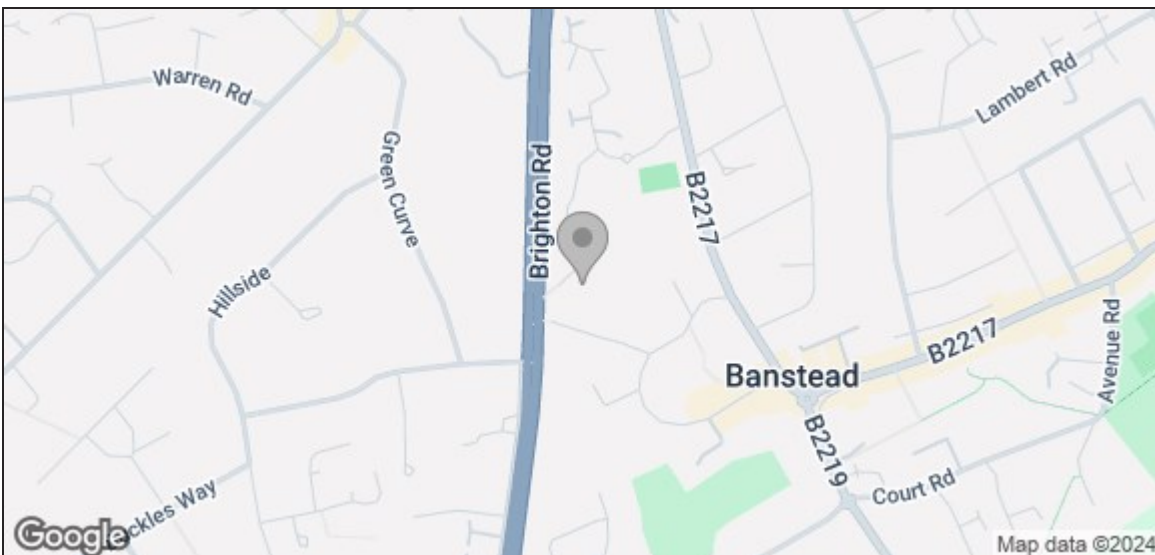
APPROXIMATE GROSS INTERNAL FLOOR AREA: 531 SQ FT - 49.33 SQ M



FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

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			87
(81-91) B		76	
(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	