

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.

£299,950 - 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 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

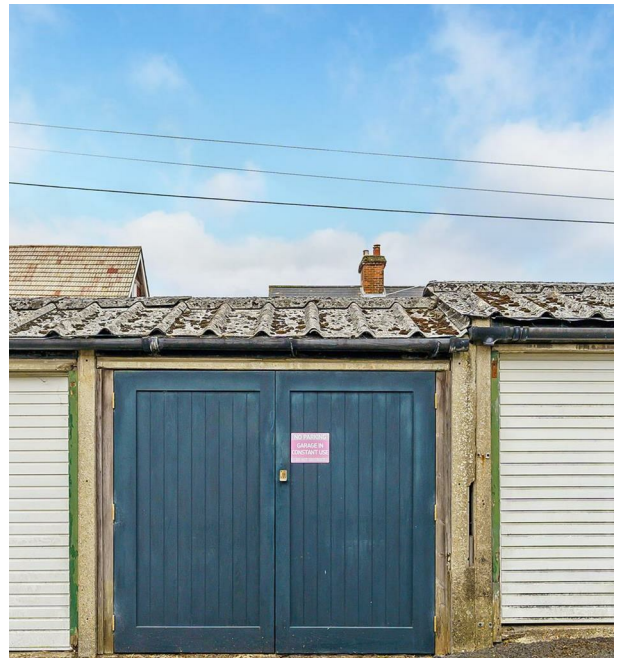
Nil

GROUND RENT

Nil

COUNCIL TAX

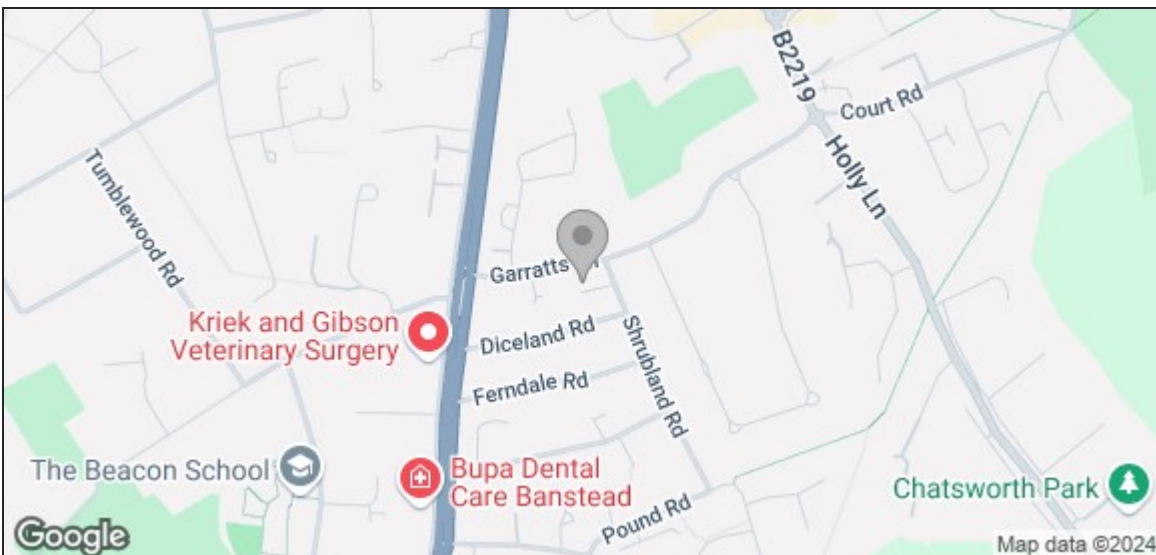
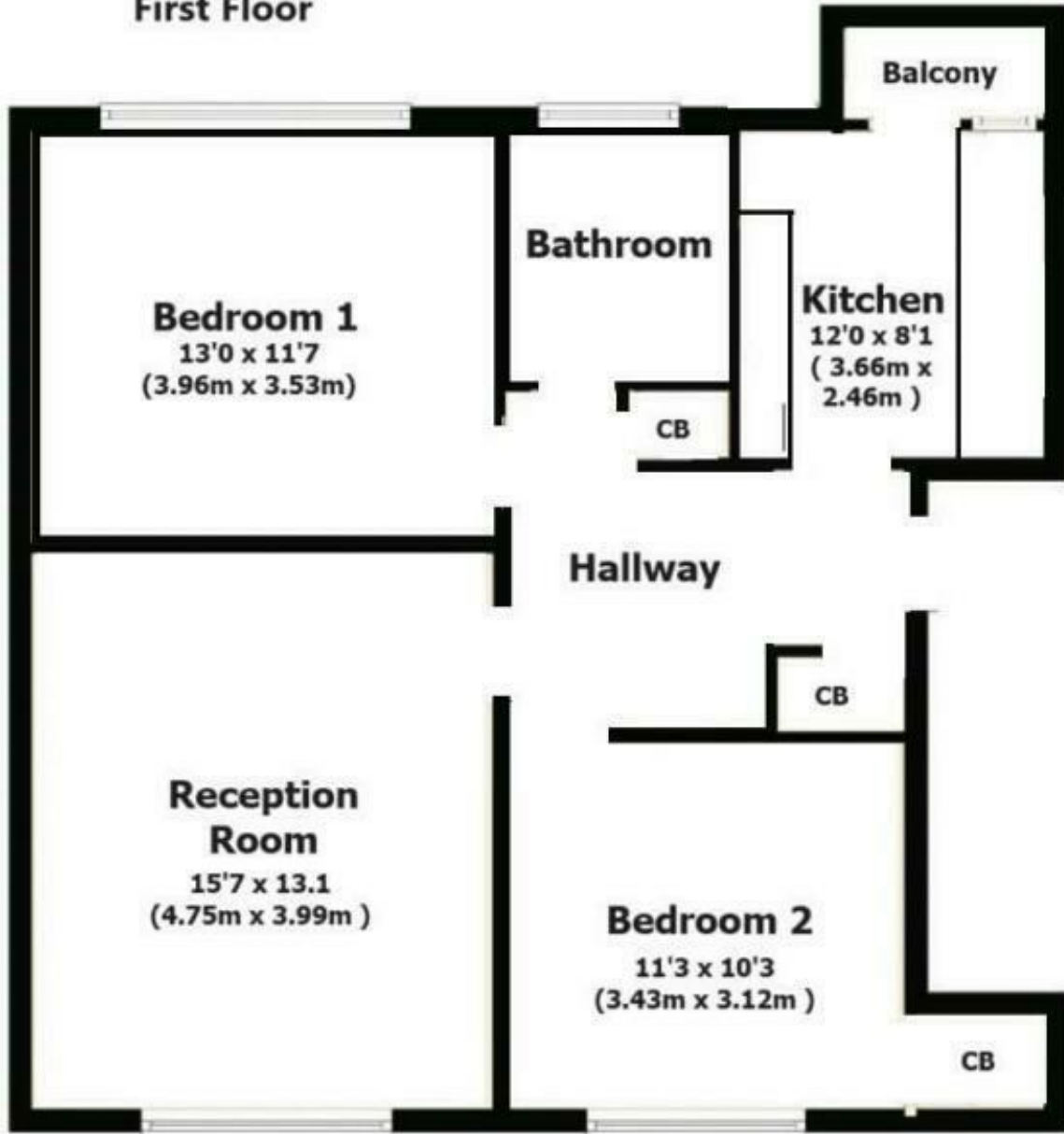
Reigate & Banstead BAND C £2079.42 2024/25



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**

First Floor



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	