

Diceland Lodge

Banstead, Surrey SM7 2ET

WILLIAMS HARLOW ARE PLEASED TO PRESENT A ONE DOUBLE BEDROOM APARTMENT TO THE MARKET. Located on the top floor of this popular, purpose-built block which is a short walk from Banstead Village High Street with the benefit of an allocated car parking space to the rear. A modern, open plan kitchen-lounge, a double bedroom with fitted wardrobe, a well designed bathroom and double glazing throughout. AVAILABLE WITH OR WITHOUT VACANT POSSESSION PRODUCING A MONTHLY RENTAL OF £900 PCM. SOLE AGENTS

Asking Price £227,500 - Leasehold



THE PROPERTY

The apartment is in a purpose built apartment block located towards the southern extremities of Banstead High Street. The property benefits from secure to the rear with one allocated parking space and have attractive communal foyers which rise to the second floor. The property has been much improved by the present owners and is currently tenanted on a Assured Shorthold Tenancy Agreement. Benefits from an open plan lounge/kitchen, double bedroom bedroom and a re-fitted kitchen and bathroom.

LOCAL AREA

This well maintained one bedroom apartment is located in a popular residential area of Banstead Village surrounded by other purpose built apartments and Victorian/turn of the century houses. Banstead Village is only a 10 minute walk away offering a wide range of local amenities including cafes/restaurants, supermarkets, independent shops and local transport. The property is located within easy access to good road connections ie. A217, M25, M23 for Gatwick Airport and A3.

THE TENANCY

The property is currently held on an Assured Shorthold Tenancy Agreement with tenants introduced by Williams Harlow who are currently paying £900 PCM on an unfurnished basis.

WHY YOU SHOULD VIEW

The property offers a safe and secure dwelling for the either the sole of first time buyer or potentially the investor purchaser and is move in ready. The property is offered with vacant possession or a reliable tenant in situ and is an ideal investment opportunity.

VENDOR THOUGHTS

This a popular investment for me for a number years but I have now retired to the West Country and it is time to allow another investor/landlord to take over my most excellent tenants.

LOCAL BUSES

S1 Banstead to Lavender Field (Mitcham) via Sutton
166 Banstead to Epsom Hospital via Epsom Downs, Banstead, Woodmansterne, Coulsdon, Purley, West Croydon Bus Station
420 Sutton to Crawley via Banstead, Tattenham Corner, Tadworth, Kingswood, Lower Kingswood, Reigate, Redhill, Earlswood, Salfords, Horley, Gatwick Airport (South)
420 Sutton to Redhill, via Banstead, Tadworth, Lower Kingswood, Reigate

LOCAL TRAINS

Banstead Train Station – London Victoria 1 hour
Sutton – London Victoria 33 minutes
Sutton to London Bridge 39 minutes
Tattenham Corner Station – London Bridge, 1 hour 9 min

LOCAL SCHOOLS

St Annes Catholic Primary School – Ages 4-11
Banstead Infant School – Ages 4-7
Banstead Community Junior School – Ages 7-11
The Beacon School Secondary School – Ages 11-16
Banstead Preparatory School – Aged 2-11
Aberdour School – Ages 2-11

LEASE

99 years from 1992

MAINTENANCE CHARGES

Approximately £1,341.78 per annum paid half yearly @ £643.89/£697.89

GROUND RENT

£100 per annum paid £50 per half yearly.

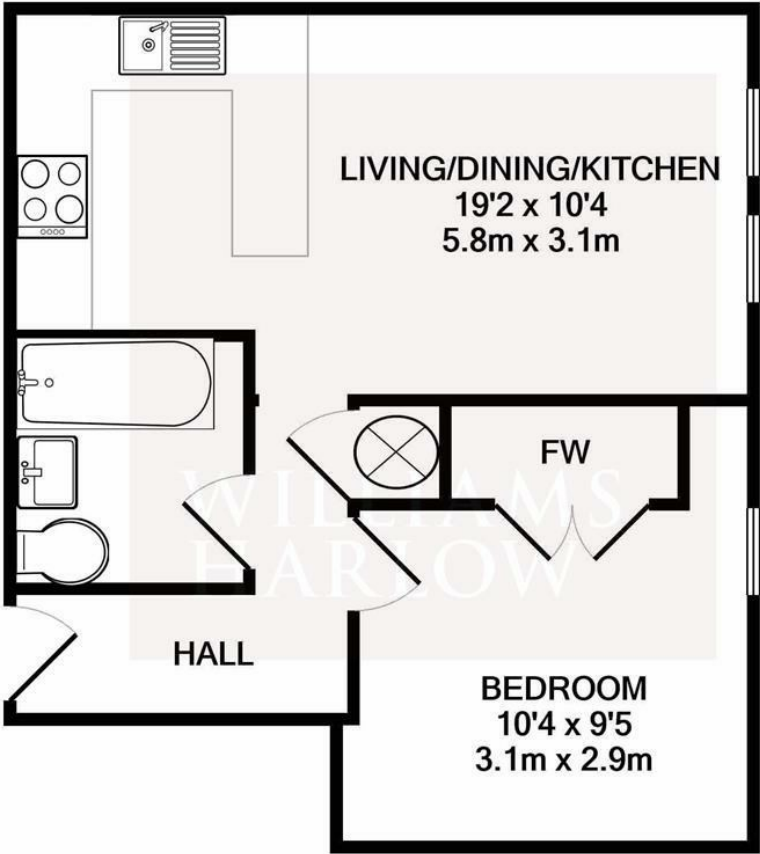
COUNCIL TAX

Council Tax Band C (£1,841.88) 2021 / 22



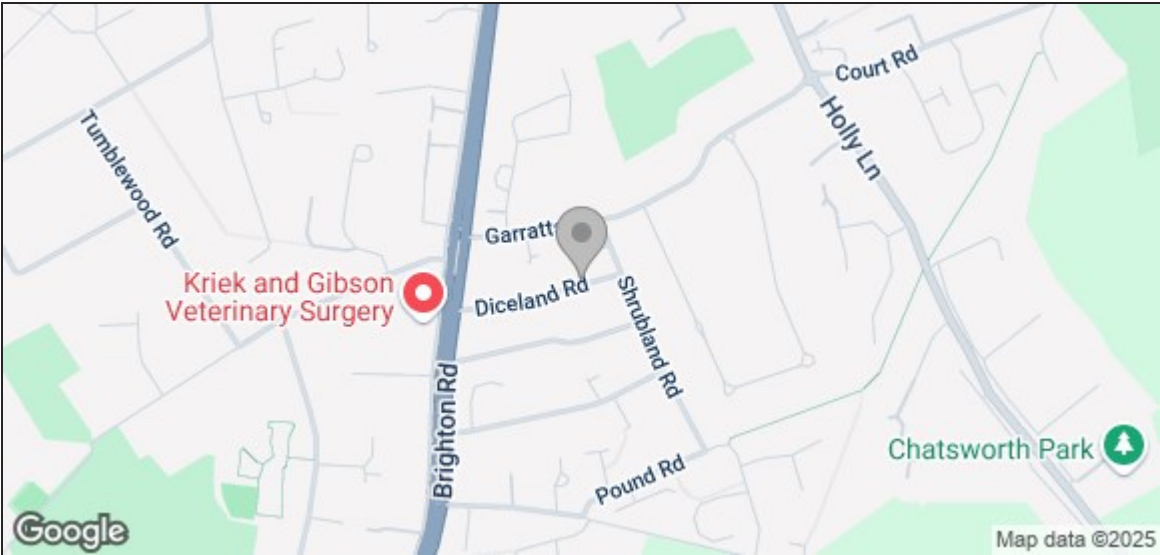
Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested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



TOTAL APPROX. FLOOR AREA 407 SQ.FT. (37.8 SQ.M.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst care is taken in the preparation of this plan, please check all dimensions, shapes before making decisions reliant upon them. KEY: C = CUPBOARD FW = FITTED WARDROBE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(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	