

Courtlands Crescent Banstead, Surrey SM7 2PL

This TWO DOUBLE bedroom first floor maisonette offers a flat level walk to Banstead Village and private rear garden. There is also a large lounge dining room with balcony, re-fitted shower room and separate WC, private parking for three cars and a detached garage and a conservatory. SOLE AGENTS. NO CHAIN

Asking Price £350,000 - Leasehold - Share of Freehold



FRONT DOOR

Replacement front door with window to side under canopy with outside light, giving access through to:

ENTRANCE HALL

1.63m x 1.24m (5'4 x 4'1)

Meter cupboard. Stairs rising to the first floor hallway. Glazed door to the lounge, access to loft void, radiator, storage cupboard with further storage above. Thermostat for the central heating. Cupboard with storage.

'L' SHAPED LOUNGE/DINING ROOM

5.79m x 5.13m (19'0 x 16'10)

Double aspect room with two windows to the front and sliding patio doors to the rear. Fireplace feature with tiled hearth and surround with gas fire. Wall lights. 2 x radiators.

PRIVATE BALCONY

Tiled floor and wrought iron balustrade.

KITCHEN

2.97m x 2.31m (9'9 x 7'7)

Wall and base units comprising of work surfaces with inset 1 1/2 bowl stainless steel sink drainer with mixer tap. Cupboards and drawers below the work surface with space for two domestic appliances. Fitted double oven and grill. Surface mounted electric hob with extractor above. Range of eye level cupboards. Fully tiled walls, radiator and airing cupboard.

BEDROOM ONE

Double aspect room with two windows to side and window to rear. Radiator. Fitted wardrobe. Doorway to:

LARGE OVERSTAIRS CUPBOARD

1.70m x 0.97m (5'7 x 3'2)

Window to side. Connecting glazed window to the entrance hall and a wall cupboard.

BEDROOM TWO

3.81m x 2.95m (12'6 x 9'8)

Double aspect. Window to front and window to side. Radiator. Fitted wardrobe with further storage cupboard above.

RE-FITTED SHOWER ROOM

A large fully enclosed shower cubicle with wall mounted shower. Pedestal wash hand basin. Fully tiled walls. Tiled floor. Radiator. Obscured glazed window to rear. Coving. Wall mounted electric heater.

SEPARATE WC

Low level WC with concealed cistern. Fully tiled walls.

OUTSIDE

PRIVATE REAR GARDEN

9.14m x 5.33m approximately (30'0 x 17'6 approximately)
This garden is principally paved with various shrubs.

CONSERVATORY

3.40m x 1.96m (11'2 x 6'5)

Windows on all three sides. Connecting door to the:

DETACHED GARAGE

Up and over door to the front. Power and lighting.

PARKING

Private off street parking for approximately three vehicles.

LEASE

To be confirmed by client.

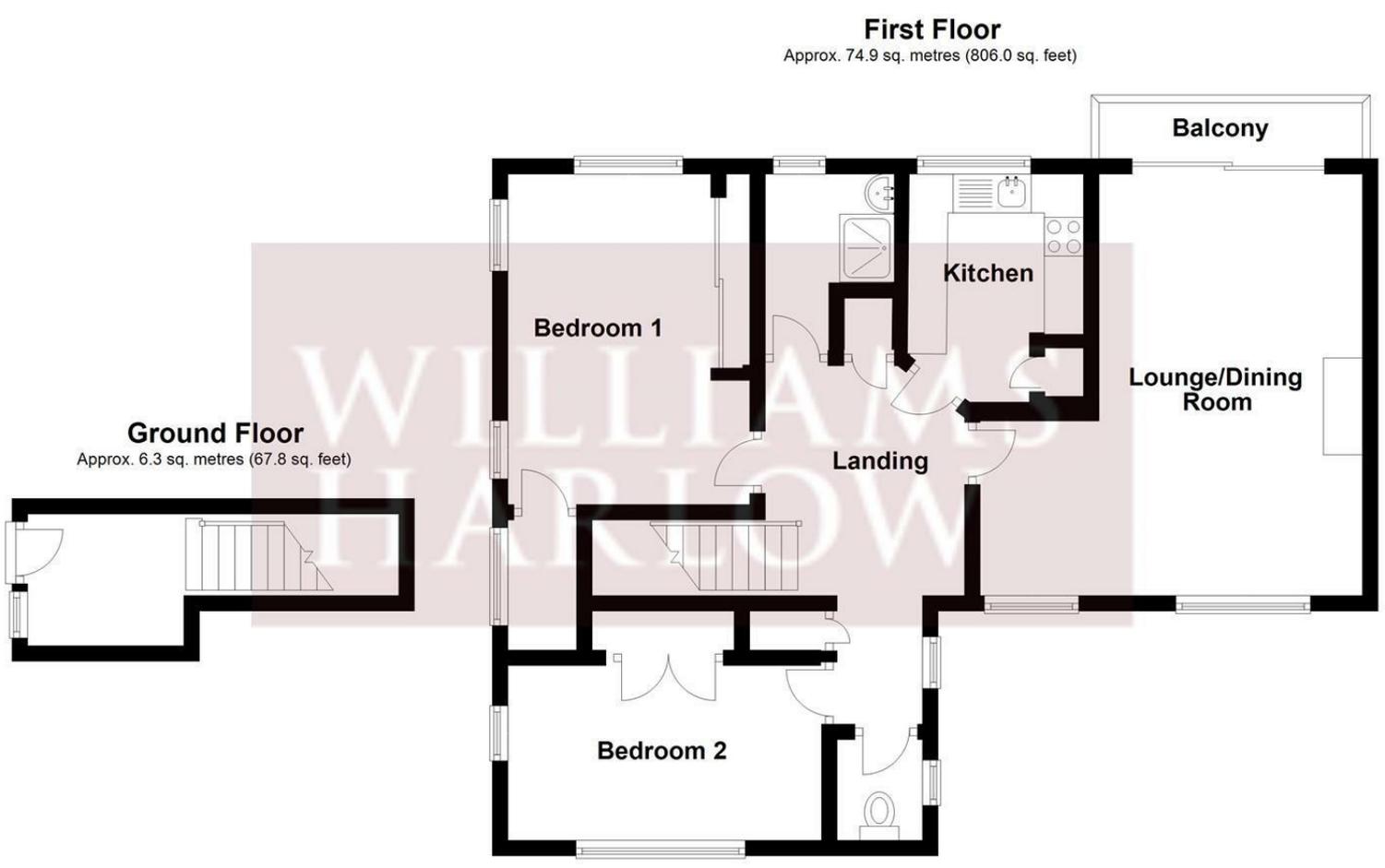
MAINTENANCE CHARGES

To be confirmed by client.

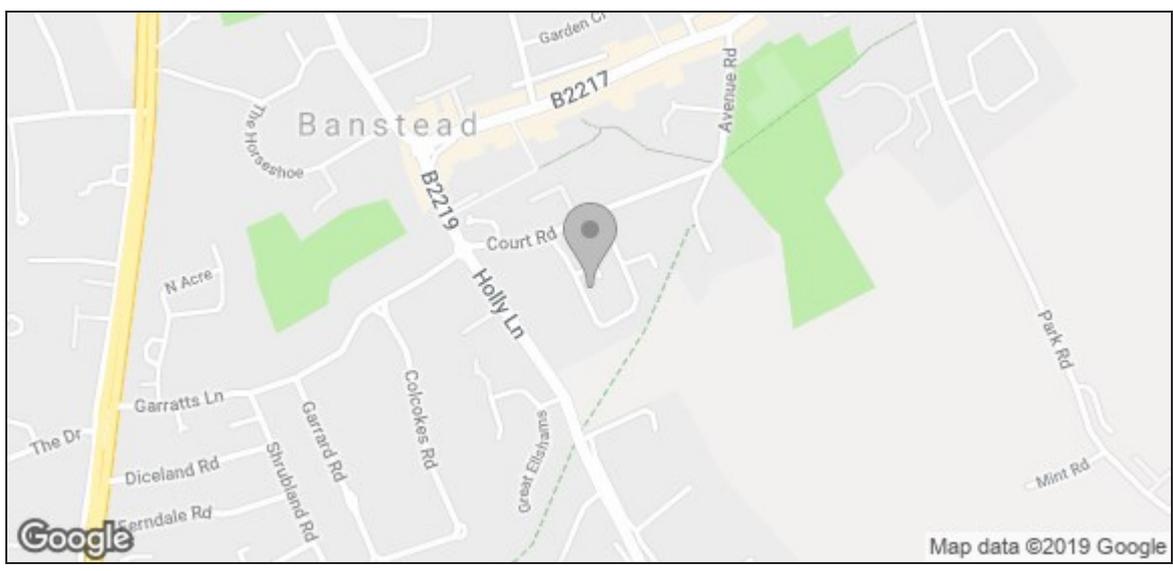
GROUND RENT

To be confirmed by client.





Total area: approx. 81.2 sq. metres (873.8 sq. feet)
 These drawings are for representational purposes only. Drawn by Brian Blunden.
 Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		68	74
(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	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C		65	73
(55-68) D			
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