



Highdown Close, Banstead

The **PERSONAL** Agent

Asking Price £355,000

Leasehold

- Two double bedrooms
- 1st Floor apartment
- Ensuite shower room to primary bedroom
- Lounge / Diner
- Separate Kitchen
- One allocated parking space
- Leasehold 125 years from 2004
- Vendor suited



The Personal Agent are delighted to offer for sale this 803 sq ft two double bedroom first floor apartment. The property is situated at the end of a close and in a private gated entrance. Benefits include one allocated parking space and an ensuite shower room to the primary bedroom.

The property comprises of two double bedrooms, the primary bedroom benefits from an en-suite shower room. A Lounge/Diner main bathroom and a separate kitchen. Outside there are communal gardens and one allocated parking space.

This quiet close enjoys a fantastic position and is within walking distance of the heart of the village (0.70 of a mile) with its excellent High Street shopping that

includes a Waitrose Supermarket and the M&S Simply Food store. The village also has numerous high quality cafes and restaurants.

Nearby the open spaces of Banstead Downs provide beautiful walks and cycling routes, Oaks Park and Epsom Downs are also easily reached.

The A217 provides an arterial route to London and the M25 motorway at Reigate Hill (J8), and there are rail services at Banstead Station some 0.7 of a Mile away. In short, the property enjoys an ideal location for accessing the area's many cultural, leisure and sport venues.

Tenure - Leasehold

Length of lease (years remaining) - 125 years from 2004

Annual ground rent amount (£) - 200.00

Annual service charge amount (£) - 2,362.00

Council tax band - D

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.







First Floor Flat

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Total Area: 74.6 m² ... 803 ft² (excluding parking space)

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. www.stillmoving.london © 2018



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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	

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