



Cheyne Court, Park Road, Banstead

The **PERSONAL** Agent

£385,000

Leasehold - Share of Freehold

- 1079 sq ft property
- Split level maisonette
- Two double bedroom
- Separate kitchen
- Dining area
- Living room
- Walking distance of Banstead High Street
- Garage
- Residents' parking
- Share of freehold



The Personal Agent are delighted to offer for sale this 1079 sq ft two double bedroom split level maisonette. The property benefits from a 18'2 x 15' living room and a separate kitchen as well as a dining area. Other benefits include a garage and within walking distance of Banstead High Street.

Walking through the front door you are greeted with a staircase leading to the 18'2 x 15' first floor living room, which also leads to the dining area and separate kitchen.

Further stairs lead you to two double bedrooms and a bathroom.

This quiet and much requested location is a fantastic position and is within walking distance of the heart of the village 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 0.6 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, share of freehold
Council tax band - C



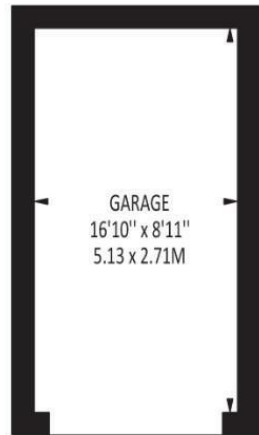


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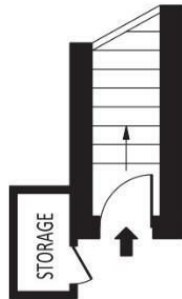


Cheyne Court

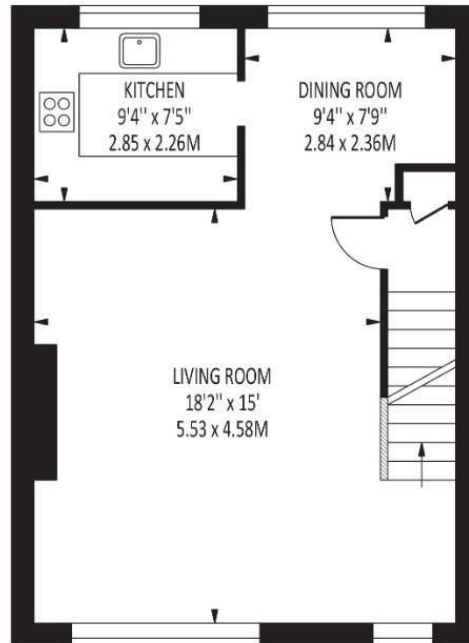
Total Area: 1079 SQ FT • 100.20 SQ M
 (Including Garage & Storage)
 Garage Area: 150 SQ FT • 13.90 SQ M
 Storage Area: 9 SQ FT • 0.83 SQ M



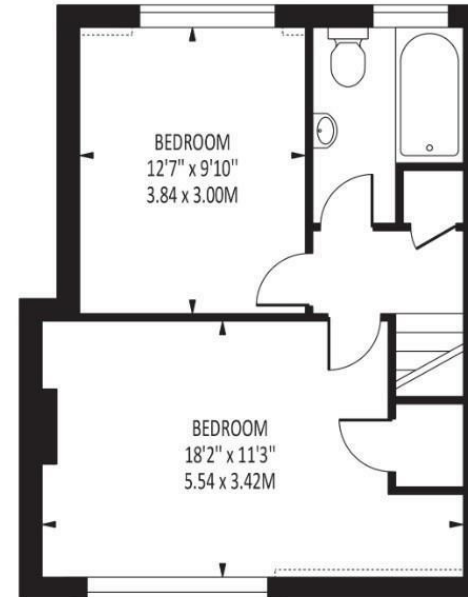
GROUND FLOOR



GROUND FLOOR ENTRANCE



FIRST FLOOR



SECOND FLOOR

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 72 | 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 | |

Disclaimer: 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 of 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.

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Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

