



Brighton Road, Banstead

The **PERSONAL** Agent

Asking Price £315,000

Leasehold

- 725 sq ft apartment
- Two double bedrooms
- 18'2 X 11'6 Reception room
- Separate Kitchen
- Bathroom
- One allocated parking space
- Gated development
- 104 years remaining on lease
- £ 292 ground rent
- £ 1600 service charge

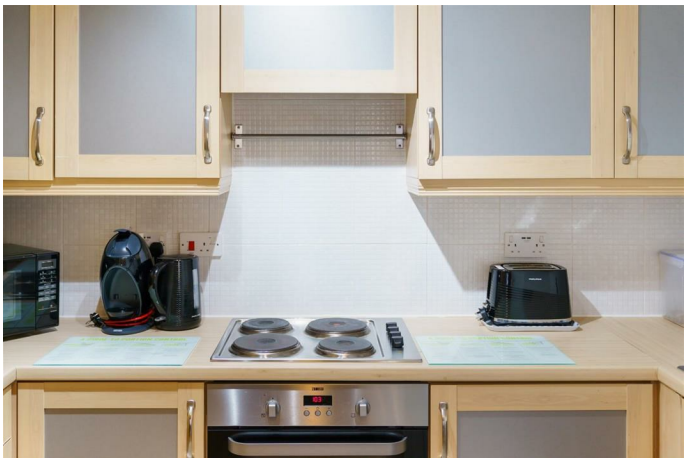


The Personal Agent are delighted to offer for sale this 725 sq ft two double bedroom second floor apartment, situated within a short walk of Banstead village. The property benefits from two double bedrooms, a 18'2 x 11'6 reception room and allocated parking.

The property consists of a hallway, reception room, separate kitchen, bathroom and two double bedrooms. Outside there is one allocated parking space.

The property is within a short distance of Banstead with its excellent High Street shopping that includes a Waitrose Supermarket and the M&S Simply Food store. The open spaces of Banstead Downs provide 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 Kingswood Station some 0.8 of a mile away and Tattenham Corner, Banstead

and Tadworth stations are also all within close proximity. Viewing highly recommended.

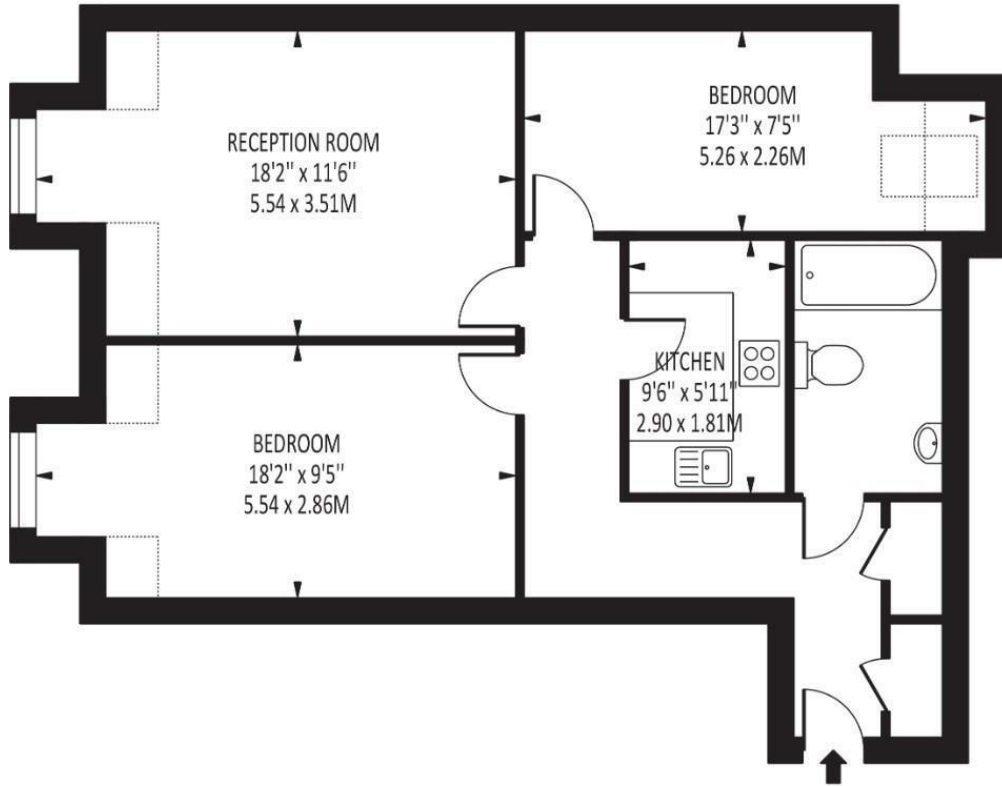




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Holmewood House,
Brighton Road Banstead
 Total Area: 725 SQ FT • 67.31 SQ M
 (Including Restricted Height Area)
 Restricted Height Area: 37 SQ FT • 3.41 SQ M



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

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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