



Merrymeet, Banstead

The **PERSONAL** Agent



# Offers In Excess Of £280,000 Leasehold

- 744 sq ft property
- Two double bedroom 2nd floor flat
- 14'5 x 14'5 reception room
- 11'6 x 11'2 Kitchen
- 13'9 x 10'10 Bedroom one
- 11'6 x 8'10 Bedroom two
- 90 years remaining on lease
- £10.00 Ground rent per year
- £ 900.00 Service charge per year
- No onward chain

The Personal Agent are delighted to offer for sale this two double bedroom 2nd floor flat situated in Woodmansterne and being offered for sale with no onward chain. The property benefits from a 14'5 x 14'5 reception room and a 11'6 x 11'2 kitchen.

The property comprises of a hallway with access to all rooms, two double bedrooms, Reception room, Separate kitchen and a main bathroom.



Merrymeet is a popular, residential area, surrounded by countryside with Banstead Woods within walking distance. It occupies a convenient location for the nearby villages of Banstead and Coulsdon which offer their wide range of shopping facilities, supermarkets, restaurants and cafes. There is also the nearby Chipstead Parade shops which include a convenience store/ newsagents, butchers, café and wine bar.

There is an excellent choice of schooling both state and independent. Rail services are at Chipstead, Woodmansterne and Banstead and within minutes is the M25/M23 intersection providing access to both Gatwick Airport. There are also many acres of open green belt countryside surrounding the property to enjoy.



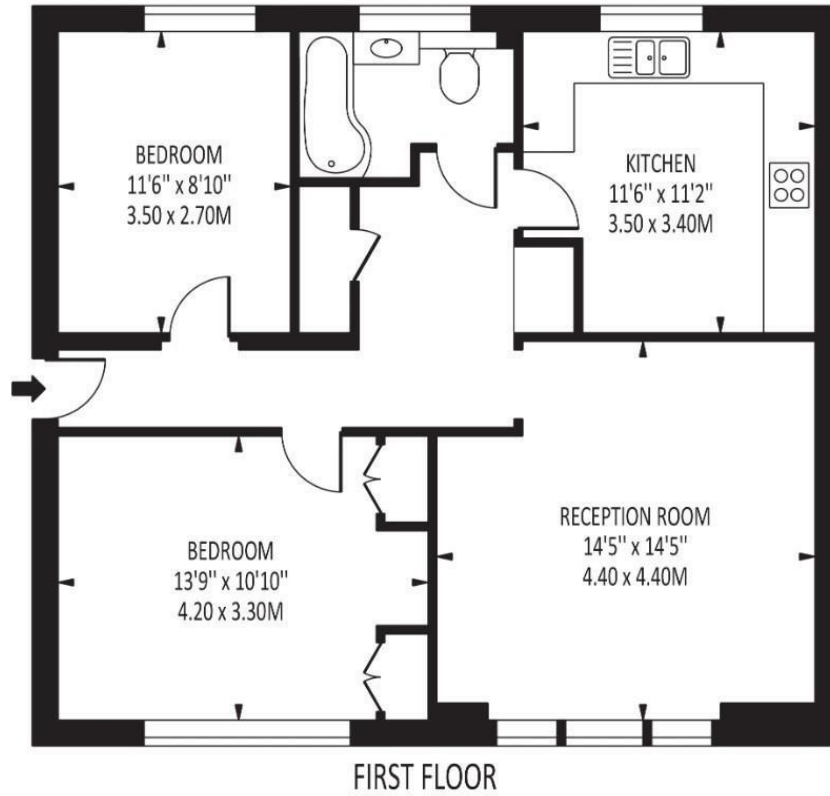




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**Merrymeet**  
Total Area: 744 SQ FT • 69.11 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>78</b>	<b>81</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.



