



Bolters Lane, Banstead

The **PERSONAL** Agent



# Asking Price £330,000

## Leasehold

- Development for the over 60s
- Ground floor
- Two bedrooms
- 19' Sitting room
- Kitchen with appliances
- Shower room
- Communal lounge
- Estate Manager
- Residents' parking
- Close to High Street

A bright and well-planned ground floor two bedroom apartment within this development for the over 60s. Pegasus Court was built in 2005 and has gated residents' parking.

The apartment has an entry phone system, entrance hall with storage cupboards; kitchen with fitted appliances, 19'0 sitting room with door to communal gardens; two bedrooms and a shower room.

Communal facilities include a lounge, a



laundry room, guest suite for visitors and a residents' gym.

Outside are well-tended gardens and residents' parking. Chain-free sale.

The development is close to the High Street, with its M&S Food, Waitrose, All Saints' Church and a great range of shops, cafes and restaurants.

The surrounding area has acres of open spaces, such as Banstead Woods, Epsom Downs and Walton Heath.

Tenure - Leasehold

Length of lease (years remaining) - 105

Annual ground rent amount (£) - £419

Annual service charge amount (£) - £4,342

Council tax band - E

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.

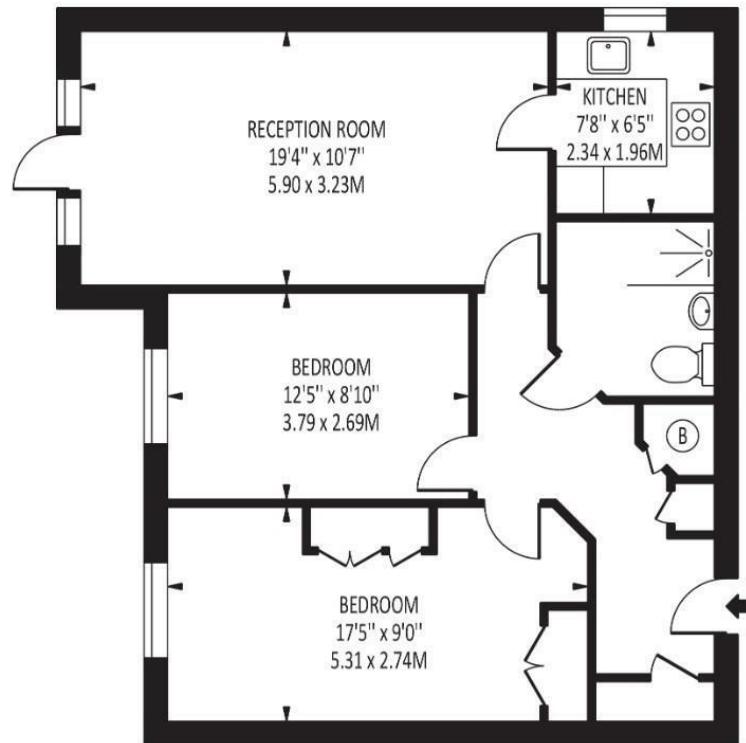






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**Pegasus Court**  
Total Area: 684 SQ FT • 63.54 SQ M



**GROUND FLOOR**

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.

| 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>                            | 69      | 78                      |
| (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 |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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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.



