



Highdown Close, Banstead

The **PERSONAL** Agent

Guide Price £400,000

Leasehold

- 912 Sq ft Penthouse
- Two double bedrooms
- 19'9 x 12'3 Living/Dining room
- 19'3 x 8'9 Kitchen
- Two allocated parking spaces
- Communal gardens
- Close to Epsom Downs
- Close to Banstead station
- Walking distance of High Street

The Personal Agent are delighted to offer for sale this 912 sq ft two double bedroom penthouse apartment. The property benefits from a 19'3 x 8'9 kitchen/diner and a 19'9 x 12'3 living room. Additionally there is an ensuite shower room to the primary bedroom.

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 property comprises of two double bedrooms, the primary bedroom benefits from an ensuite shower room, a lounge/diner, main bathroom and a separate kitchen.

Outside there are communal gardens and two allocated parking spaces.

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 - 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.

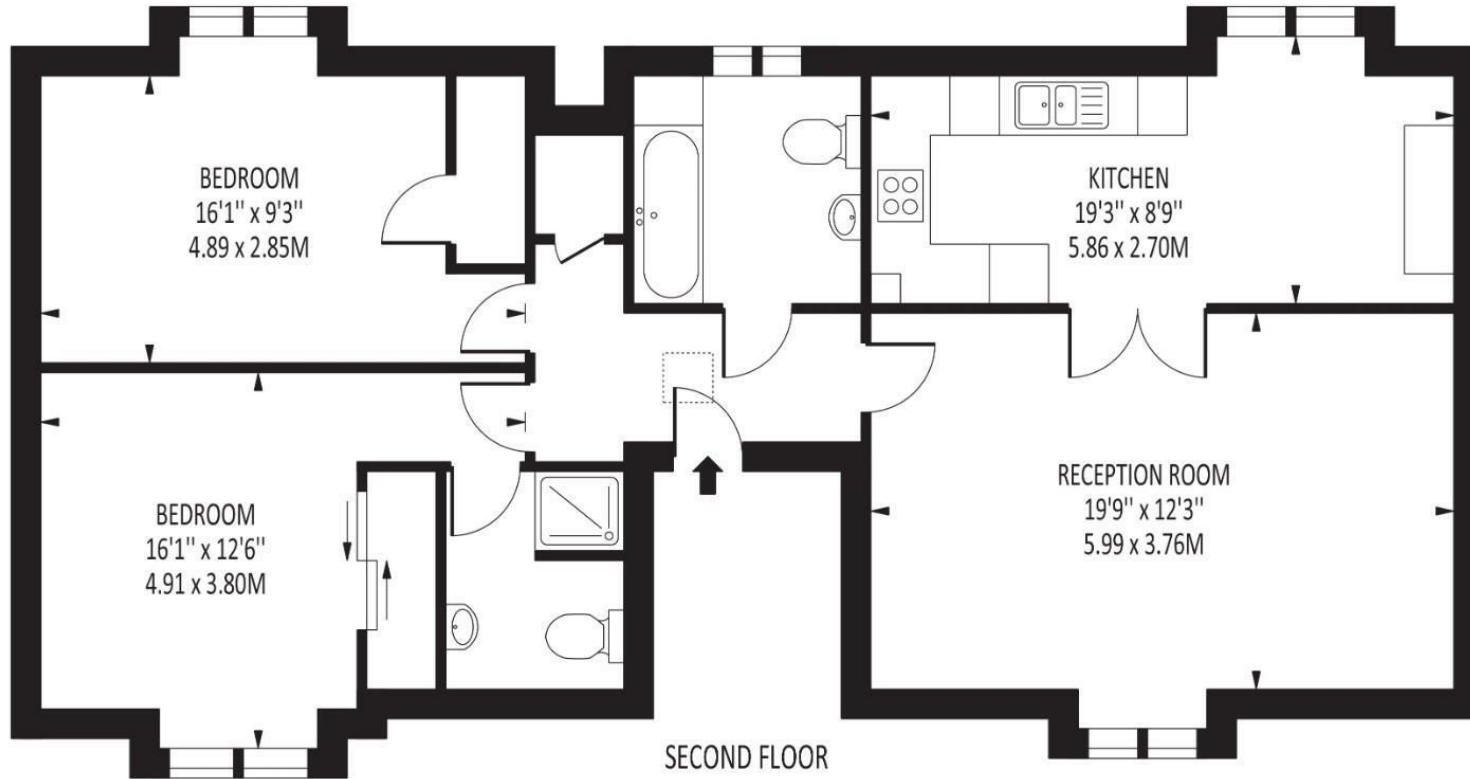




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Total Area: 912 SQ FT • 84.71 SQ M



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) A		
(81-91) B		
(69-80) C	78	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		

EPSOM OFFICE

2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE

62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE

141 High Street
Banstead, Surrey, SM7 2NS
01737 333 699

TADWORTH OFFICE

Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT

157 High Street
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The
PERSONAL
Agent

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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.

