



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

This exquisite two double bedroom penthouse apartment located in the tranquil private close in Banstead. Spanning an impressive 912 square feet, this property offers a harmonious blend of comfort and style, making it an ideal choice for those seeking a modern living space.

Upon entering, you will be greeted by a spacious living room measuring 19'9 x 12'3, perfect for relaxation and entertaining guests. The well-appointed kitchen/diner, measuring 19'3 x 8'9, provides ample space for culinary pursuits and casual dining. The apartment features two generously sized bedrooms, with the primary bedroom benefiting from an ensuite shower room, ensuring privacy and convenience.

Nestled in a peaceful close, this penthouse apartment enjoys a prime location just 0.70 miles from the vibrant heart of the village. Residents will appreciate the proximity to an array of excellent High Street shopping options, including a Waitrose Supermarket, as well as various local amenities.



This property is not only a comfortable home but also a fantastic opportunity for those looking to invest in a desirable area. With its modern features and convenient location, this penthouse apartment is sure to attract interest. We invite you to arrange a viewing and experience the charm of this delightful property for yourself.

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

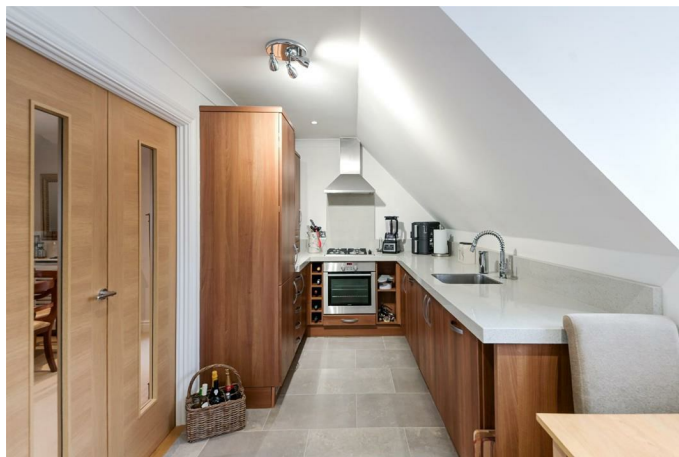
Length of lease (years remaining) - 125 years from 2004

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.



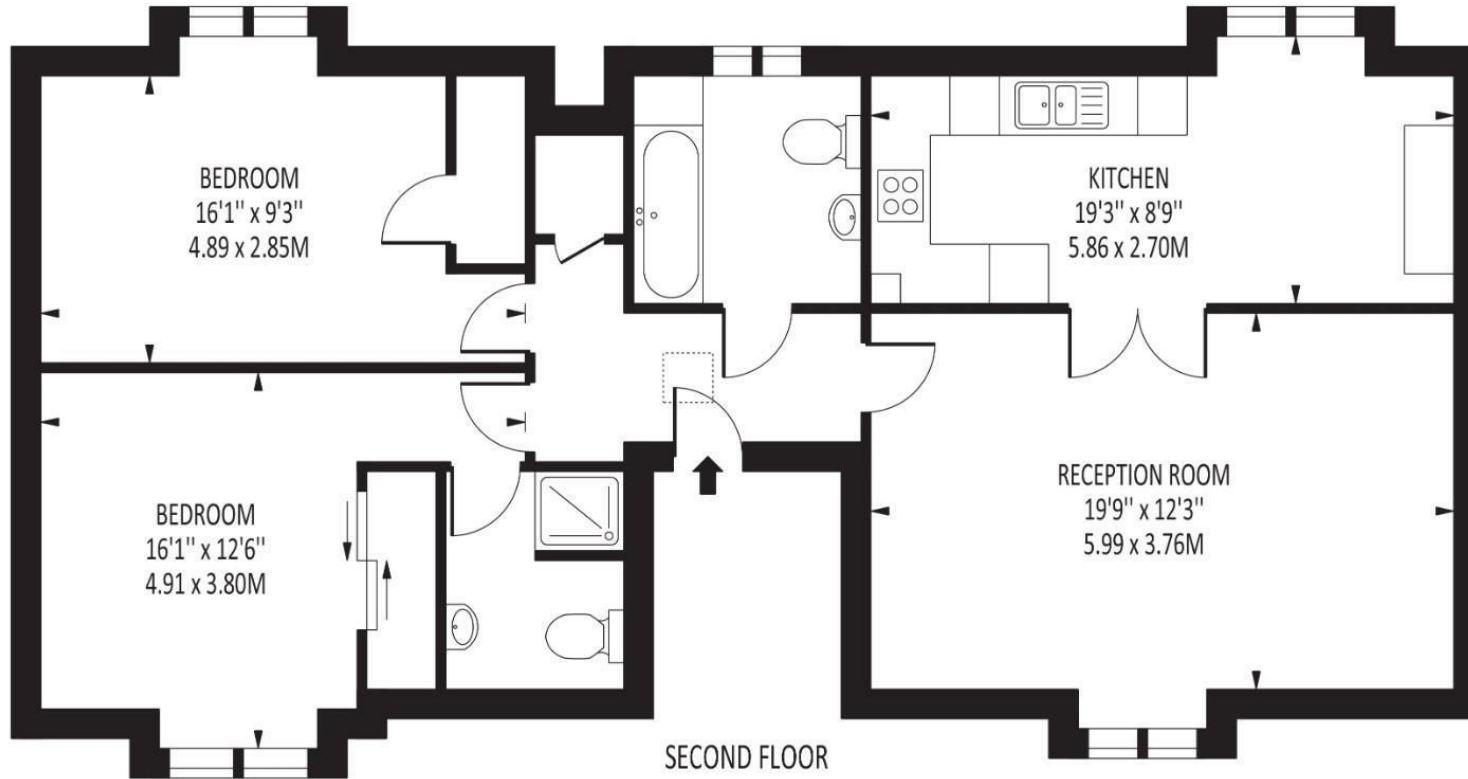




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Total Area: 912 SQ FT • 84.71 SQ M



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	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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**BANSTEAD OFFICE**  
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**TADWORTH OFFICE**  
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**LETTINGS & MANAGEMENT**  
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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.



