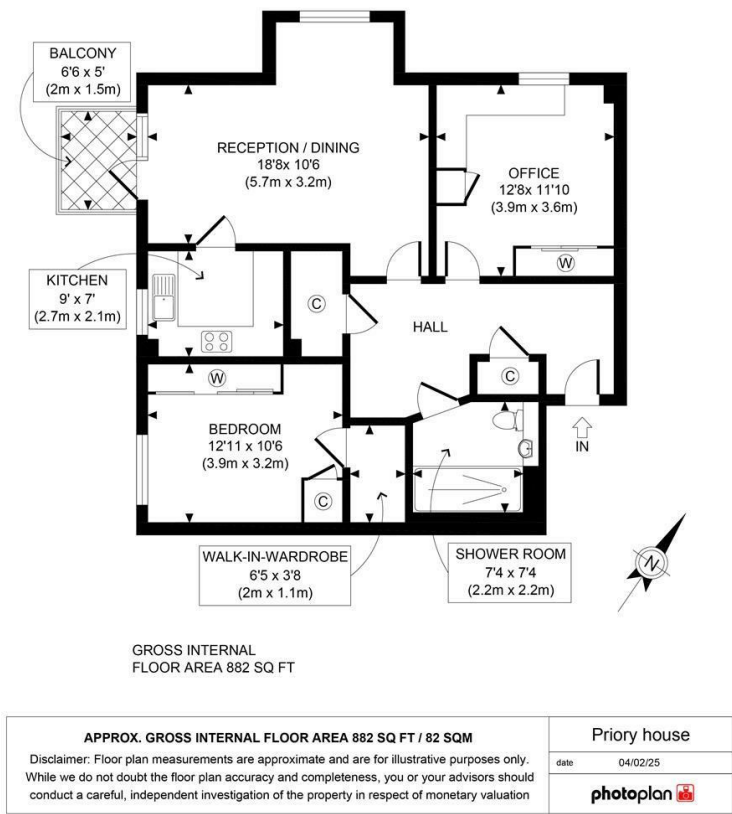
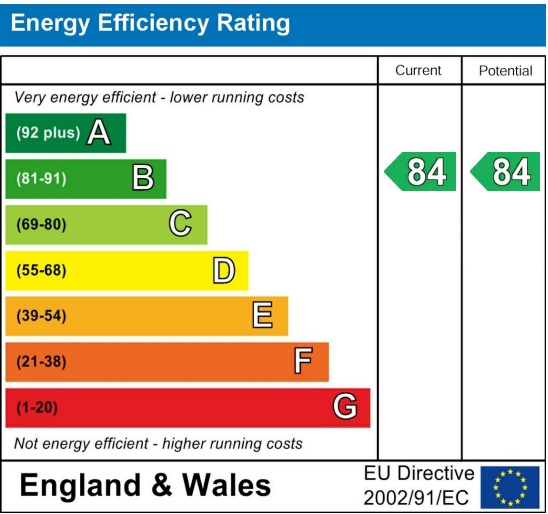


16 Priory House

Bolters Lane, Banstead, SM7 2AJ



Council Tax Band: E



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A stunning, bright and beautifully presented spacious two bedroom retirement apartment with a balcony overlooking the communal grounds. Owing to it's position in the heart of Banstead Priory House is in great demand. Viewings highly recommended.
*** This apartment also benefits from having its own allocated car parking space. ***

Call us on 0345 556 4104 to find out more.

Bolters Lane, Banstead

Summary

Priory House has been designed exclusively for the over 60's and is situated in the heart of Banstead Village, with it's array of local shops and amenities along with excellent transport links.

There is a total of 44 one and two bedroom apartments. The Kitchens feature a range of integrated appliances and selected apartments benefit from a private patio or balcony.

A close knit community has developed since Priory House opened its doors in 2022 plus the communal lounge provides an excellent and comfortable place to socialise with friends and family as does the beautifully maintained gardens and seating areas.

Banstead is home to a number of buildings of historical interest, in particular the parish church with it's medieval spire, dating back as far as the 12th century. The town's old well still features it's elaborate 18th century winding gear.

Entrance Hall

Front door with spy hole and letter box leads to the large entrance hall where the 24-hour emergency response system is situated. From the hallway there is a door to a walk-in storage cupboard/airing cupboard housing a hot water cylinder and Vent-Axia system. Illuminated light switches, smoke detector, apartment security door entry system with intercom. Doors lead to the two bedrooms, living room and shower room.

Living Room with Balcony

An extremely well presented and spacious dual aspect living/dining room benefitting from a glazed patio door with windows to side opening onto a balcony with external lighting and views over the communal grounds. A further window allowing plenty of natural light. Two ceiling light points, raised power points. Sky/Sky+ point plus TV & telephone points.

Kitchen

A modern and thoughtfully designed fully fitted kitchen with a fabulous range of base and wall units and drawers with granite work surfaces and breakfast bar. Contrasting composite sink unit with mono lever mixer taps. Waist level electric oven with microwave oven above, ceramic hob with opaque glass splash

back and stainless steel cooker hood, integral dish washer and integral fridge/freezer.

Bedroom One

A large double bedroom featuring a walk-in wardrobe housing rails and shelving. This beautifully presented bedroom has been enhanced by having bespoke fitted wardrobes with sliding doors. Ceiling lights, raised power points, TV and phone point.

Bedroom Two

A second double bedroom of excellent proportions and has been enhanced by having bespoke fitted wardrobes with sliding doors. Ceiling lights, TV and phone point. Double glazed windows. If a second bedroom is not required this could provide alternative opportunities such as a separate dining room, study/home office or hobbies room.

Shower Room

Modern white suite comprising a close-coupled WC, vanity wash-hand basin with fitted storage below, fitted triple mirror cabinet, shaver point and down lights over, walk-in level access shower with thermostatically controlled shower and grab rails. Tiled walls and wet room slip resistant flooring, electric heated towel rail, emergency pull cord and ceiling spot light.

Service Charge (Breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV licence. To find out more about the service charges please please contact your Property Consultant or Estate Manager.

Service Charge: £4,714.23 per annum (for financial year ending

2 bed | £685,000

28/02/2026)

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs.
(Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

Leasehold

999 year lease from 1st Jan 2022
Ground rent: £495.00 per annum
Ground rent review: 1st Jan 2037

Car Parking

This apartment is being offered for sale to include an allocated car parking space.

Additional Information & Services

- Full Fibre Broadband available
- Mains water and electricity
- Wall mounted radiator room heating
- Mains drainage

Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.

- Part Exchange service to help you move without the hassle of having to sell your own home.

- Removal Services that can help you declutter and move you in to your new home.

- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEBPAGE
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

