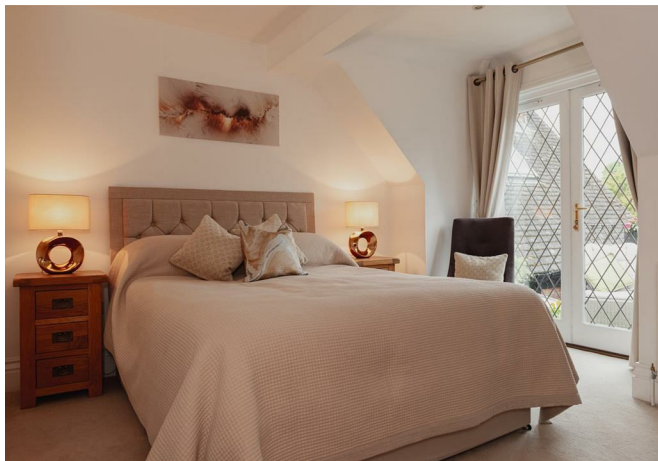# Holly Hill Park, Holly Hill Drive, Banstead

£850,000

"

An rarely available luxury Manor House apartment located within a gated development just moments from Banstead Village.

"

Set within an exclusive private residency behind a gated entrance, sits this rarely available grand Manor House apartment, positioned just a stones throw from the vibrant Banstead Village.

Homes of this luxury, size, location and specification are a rare find to the market, with the current owners having kept the beautiful character features that defines the homes history, along with being the only apartment to boast an outdoor enclosed brick balcony, perfect for sunny evenings to relax in.

The accommodation itself near reaches 1400 square feet, with every room being of a generous size and well proportioned, further enhancing the luxurious feel immediately felt upon the approach to the building and communal area.
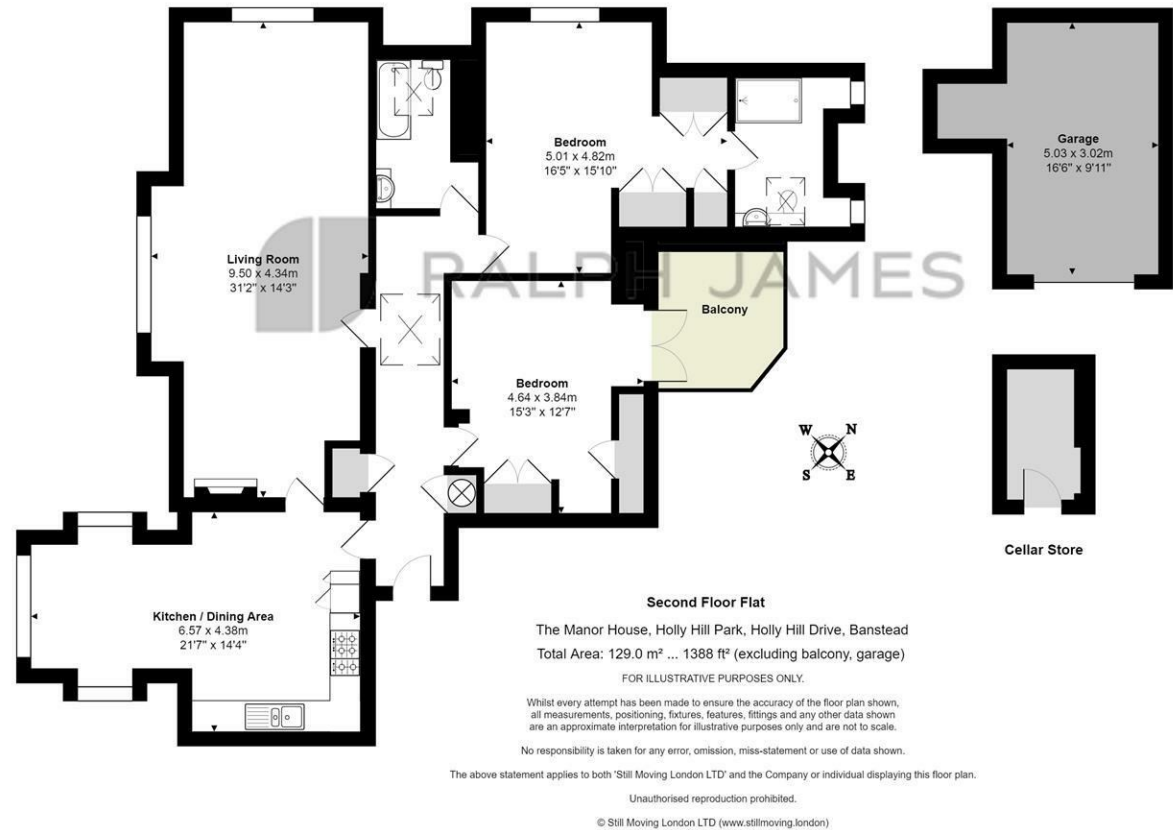
The living room stretches across the rear of the apartment with stunning views over the gardens, linking to the beautifully presented kitchen space, boasting an ideal area for a dining area within a triple aspect alcove. There are two generously sized double bedrooms, of which the principle suite has a dressing area and en-suite, whilst bedroom two has the outdoor balcony via double doors. Completing the accommodation is the white suite family bathroom.

Outside there are stunning communal grounds, an allocated parking space, as well as a private garage and storage via the cellar.

Need to know

- Stunning Manor House apartment.
- Private and exclusive gated development.
- Two spacious double bedrooms.
- Generously sized lounge / dining space.
- Modern kitchen / dining area.
- Outdoor enclosed private balcony.
- Beautifully maintained communal grounds.
- Allocated parking space and private garage.
- No ongoing chain.
- Share of freehold.

Interested?

banstead@ralphjames.co.uk
01737 371 700

ralphjames.co.uk

Bedroom
5.01 x 4.82m
16'5" x 15'10"

Garage
5.03 x 3.02m
16'6" x 9'11"

Living Room
9.50 x 4.34m
31'2" x 14'3"

Balcony

Bedroom
4.64 x 3.84m
15'3" x 12'7"

W N
S E

Cellar Store

Kitchen / Dining Area
6.57 x 4.38m
21'7" x 14'4"

Second Floor Flat

The Manor House, Holly Hill Park, Holly Hill Drive, Banstead

Total Area: 129.0 m² ... 1388 ft² (excluding balcony, garage)

FOR ILLUSTRATIVE PURPOSES ONLY.

Whilst every attempt has been made to ensure the accuracy of the floor plan shown,
all measurements, positioning, fixtures, features, fittings and any other data shown
are an approximate interpretation for illustrative purposes only and are not to scale.

No responsibility is taken for any error, omission, miss-statement or use of data shown.

The above statement applies to both 'Still Moving London LTD' and the Company or individual displaying this floor plan.

Unauthorised reproduction prohibited.

© Still Moving London LTD (www.stillmoving.london)

RALPH JAMES