



CHRISTIES



Pound Road, Banstead, SM7

Approximate Area = 835 sq ft / 77.6 sq m (includes garage)
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
Incorporating International Property Measurement Standards (IPMS Residential).
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RICS

The Property
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Pound Road, BANSTEAD SM7 2HS

OFFERS IN EXCESS OF £325,000

THIS DELIGHTFUL GROUND FLOOR FLAT PRESENTS AN EXCELLENT OPPORTUNITY FOR THOSE SEEKING A MODERN AND SPACIOUS LIVING SPACE. THE PROPERTY HAS BEEN TASTEFULLY MODERNISED TO OFFER A COMFORTABLE AND INVITING ATMOSPHERE.

THE FLAT BOASTS TWO GENEROUSLY SIZED DOUBLE BEDROOMS, PERFECT FOR COUPLES, SMALL FAMILIES, OR INDIVIDUALS SEEKING EXTRA SPACE. THE WELL-APPOINTED RECEPTION ROOM PROVIDES A WELCOMING AREA FOR RELAXATION AND ENTERTAINMENT, WHILE THE UPGRADED ELECTRIC HEATING ENSURES WARMTH AND COMFORT THROUGHOUT THE YEAR.

ONE OF THE STANDOUTS FEATURES OF THIS PROPERTY IS THE CONTEMPORARY KITCHEN, WHICH NOT ONLY OFFERS FUNCTIONALITY BUT ALSO PROVIDES DIRECT ACCESS TO A COMMUNAL GARDEN. THIS OUTDOOR SPACE IS IDEAL FOR ENJOYING FRESH AIR AND SUNSHINE, AND IT IS SECURED BY A GATE, ENSURING PEACE OF MIND. ADDITIONALLY, THE PROPERTY INCLUDES PARKING AND A GARAGE.

CONVENIENTLY LOCATED WITHIN WALKING DISTANCE TO BANSTEAD VILLAGE, RESIDENTS WILL FIND A WEALTH OF AMENITIES AT THEIR FINGERTIPS. CALL US NOW ON 01737 307 000 TO BOOK YOUR VIEWING.

- LEASE REMAINING 130 YEARS
- SERVICE CHARGE IS £90 A MONTH. NO GROUND RENT
- SHARE OF FREEHOLD. MANAGED BY THE RESIDENT'S ASSOCIATION.

- GROUND FLOOR
- TWO DOUBLE BEDROOMS
- MODERN KITCHEN & BATHROOM
- GATED COMMUNAL GARDEN
- GARAGE & PARKING
- COUNCIL TAX BAND C
- EPC RATING D

