



Modern apartment within easy reach of Banstead high street

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Oaks House Brighton Road Banstead SM7 1BS

Banstead Village 0.5 miles
London by rail 40 minutes from Banstead
Or change at Sutton 25 minutes
M25 (Junction 8) 5 miles
All times and distances are approximate

This impeccably maintained luxury first-floor apartment features two bedrooms and two bathrooms, presenting an opportunity for modern living at its finest. Situated within a small development completed in 2016, the property offers contemporary design and upscale amenities. With allocated parking included, this apartment provides both comfort and convenience for its residents.

- | Communal Hallway
- | Entrance Hall
- | Sitting - Dining - Kitchen
- | Two Bedrooms
- | Bathroom
- | En-Suite

Price £360,000



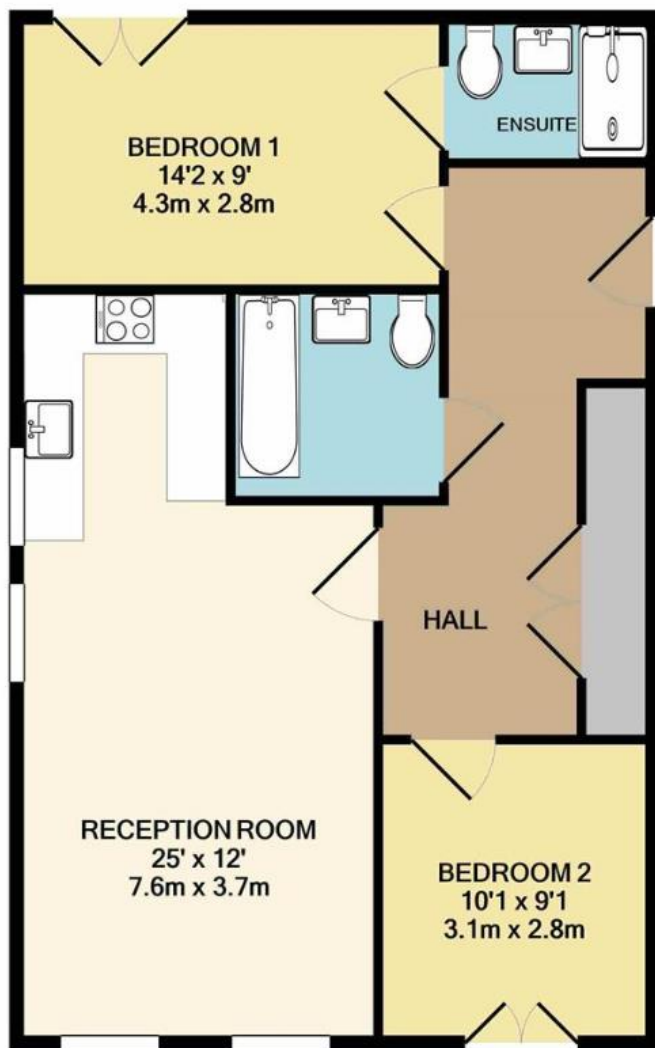


Presenting a modern and contemporary two-bedroom first-floor apartment in excellent condition. The dual-aspect reception room offers a bright and airy ambiance, seamlessly transitioning into the stylish fully-fitted kitchen with quartz worktops. The principal bedroom features an en-suite shower room and a Juliet balcony overlooking the communal gardens. The second bedroom also enjoys double doors to the front and there is a spacious main bathroom accessible via the hallway, which also provides a large storage cupboard and an entrance phone for the communal door.

This location is within around a 10 minute walk of Banstead Village with its excellent High Street shopping including Waitrose Supermarket and Marks and Spencer Simply Food. This thriving village has numerous restaurants, bars and cafes as well as a number of independent shops. There are bus services available to neighbouring towns including Epsom, Sutton and Reigate. Less than a mile away, Banstead Station offers a reliable service to London and the A217 provides swift access to the M25 at Junction 8 (Reigate Hill).

Two Generous Bedrooms | Westerly-Aspect Communal Garden | Immaculate Condition | Within Easy Reach Of Banstead Village And Station | Allocated Parking Space | No Onward Chain | En-Suite Shower Room To Principal Bedroom | Excellent Storage





TOTAL FLOOR AREA
720 SQ FT / 66.9 SQ M

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold
 Service Charge – TBC
 Ground Rent - TBC
 Local Authority: Reigate and Banstead Borough Council
 Council Tax Band: D
 All mains services
 FFTP Broadband
 To the best of our knowledge on production of this brochure

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a viewing appointment

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