



Modern apartment within easy reach of Banstead high street

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3 Oaks House
12 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 ground-floor apartment features two double 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 room – Dining room - Kitchen
- | Two bedrooms
- | Bathroom
- | En-Suite shower room
- | Private patio area

Price £380,000



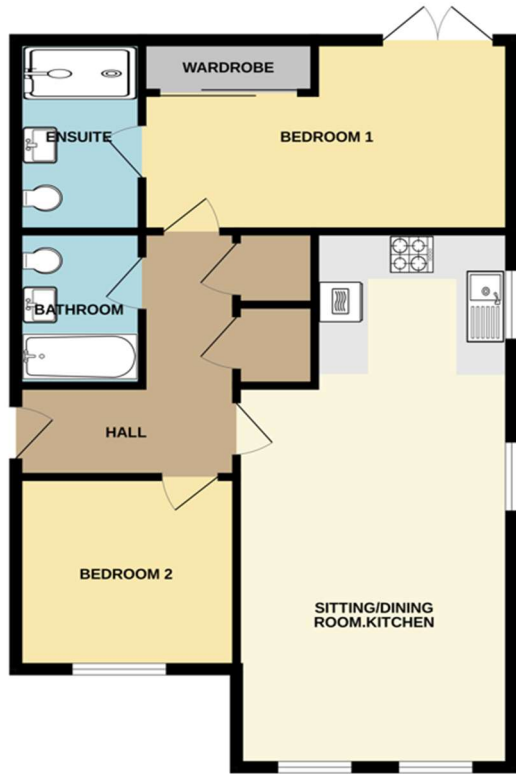


Introducing a modern and stylish two-bedroom ground-floor apartment in excellent condition. The dual-aspect reception room is bright and airy, flowing effortlessly into the elegant fully-fitted kitchen adorned with quartz worktops. The principal bedroom boasts an en-suite shower room and double doors that open to a private patio area. The second bedroom is spacious and bathed in natural light. A contemporary main bathroom is conveniently located off the hallway, which also includes a large storage cupboard and an entrance phone for the communal entry.

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 private patio area
| Immaculate Condition | Within Easy Reach Of Banstead
Village And Station | Allocated Parking Space | En-Suite
Shower Room To Principal Bedroom | Excellent Storage





TOTAL FLOOR AREA
751 SQ FT / 69.8. SQ M

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold
 Service Charge – £1,400 pa
 Ground Rent - £250
 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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Banstead
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