



Spacious apartment with share of freehold and within moments of Chipstead station

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Oak Court Hazel Way Chipstead CR5 3PJ

Banstead Village 2 miles

London by rail 35 minutes

M23/M25 Intersection 10 minutes

All times and distances are approximate

A bright and well-presented two double bedroom first floor apartment located in a convenient position, within moments of local shops, Banstead Woods and it is surrounded by lovely countryside.

- | Hallway
- | Kitchen
- | Sitting-dining room
- | Two double bedrooms
- | En-suite shower room
- | Bathroom
- | Two parking spaces
- | Communal gardens

Price £350,000



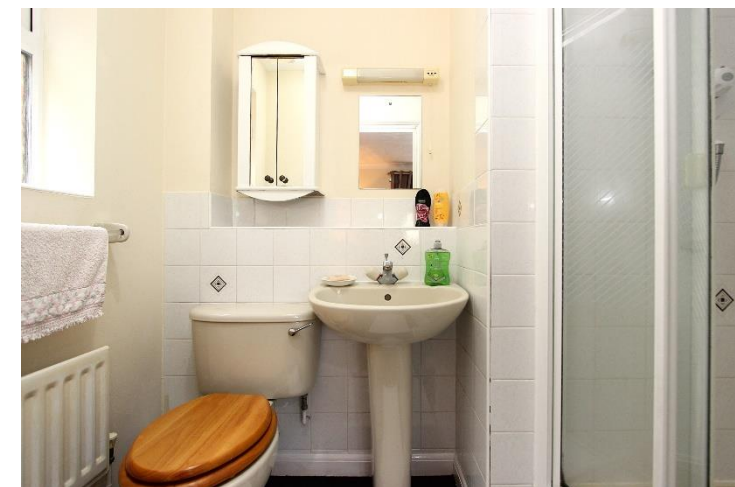


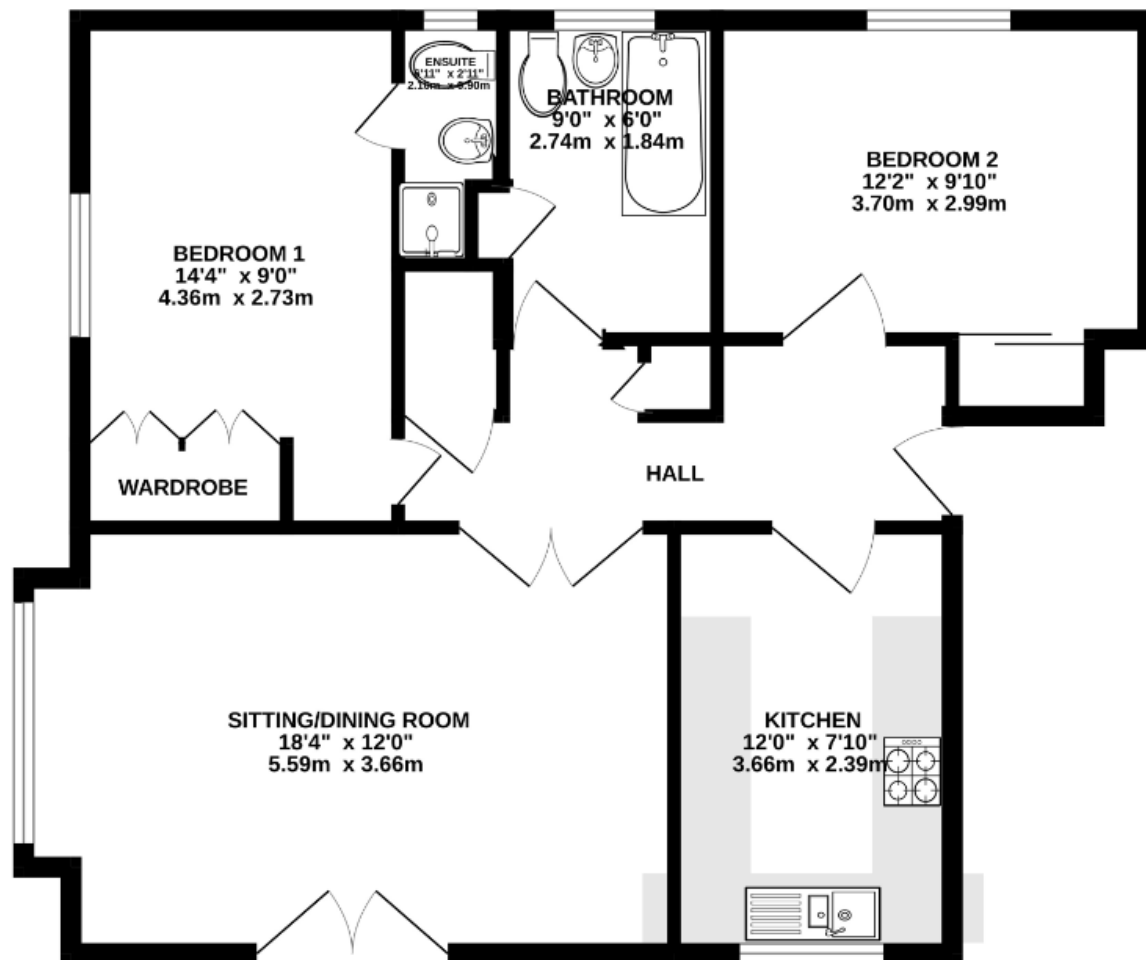
This well-presented apartment offers bright and airy accommodation throughout and is set within a popular small development close to Chipstead Station and a variety of local shops. The accommodation includes a spacious double-aspect sitting room with a Juliet balcony overlooking the communal gardens. There are two generous double bedrooms benefiting from built-in storage and an en-suite shower room. Both the kitchen and bathroom are naturally illuminated and finished in a contemporary style.

The property also comes with two allocated parking spaces and a share of the freehold.

Hazel Way is a small cul-de-sac off of Hazelwood Lane. Just minutes away, Chipstead Station has reliable rail services to London in around 35 minutes. Local shops and other amenities are in Chipstead Station Parade with more comprehensive facilities at Banstead Village and Coulsdon.

Two double bedrooms | Generous sitting room with Juliet balcony | Share of freehold | Within moments of Chipstead station | Two allocated parking spaces | No onward chain | Well-served by local shops | En-suite shower room | Excellent storage





TOTAL FLOOR AREA

712 SQ FT / 66.2 SQ M

EPC TBC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Tenure: Share of Freehold – 977 years remaining
 Service Charge - £1,680 pa
 Local Authority: Reigate and Banstead Borough Council
 Council Tax Band: C
 All mains services
 FFTP Broadband
 To the best of our knowledge on production of this brochure

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