





ELIZABETH HOUSE, ELIZABETH DRIVE BANSTEAD, SM7 2FE

Exclusive Gated Development
Established Grounds Approaching 28 Acres
Purpose Built Ground Floor Apartment
Direct Access to Own Private Terrace

No Ongoing Chain
983 Year Unexpired Lease
2 Double Bedrooms • En Suite Shower Room
Main Bathroom • Lounge/Dining Room
Kitchen/Breakfast Room
Integrated Appliances
Beautifully Presented Throughout
Allocated Parking Space
Visitor Parking Spaces
Communal Tennis Courts
Formal & Japanese Garden

An attractive purpose built ground floor apartment with its own paved terrace situated within this exclusive gated private development in Banstead Woods. Elizabeth House comprises 40 apartments and is part conversion and purpose built, set around a central courtyard with allocated parking. The development is approached by a long sweeping driveway and is set within established 28 acre grounds, predominately woodland with formal gardens, tennis courts and Japanese water garden. The apartment is just one of only two within Elizabeth House which has direct access onto its own terrace. The accommodation comprises 2 double bedrooms, en suite shower room, main bathroom, entrance hall, fitted kitchen/breakfast room with integrated appliances and double aspect lounge with French doors overlooking the formal garden. The property has been well maintained and was decorated in August 2022 and new carpets installed together with bathroom flooring. An inspection is highly recommended.



GROUND FLOOR

COMMUNAL ENTRANCE

Courtesy light and secure entry system, lift, door to:

ENTRANCE HALL

telephone intercom system, built in storage cupboard housing electrical fusebox, coved ceiling, heating thermostat control, dimplex electric heater, built in airing cupboard housing hot water cylinder.

LOUNGE/DINING ROOM 17'3" × 11'7" (5.26m × 3.53m)

double aspect, dimplex quantum electric storage heater, coved ceiling, wall light points, double french doors opening onto terrace.

FITTED KITCHEN/BREAKFAST ROOM 13'4" × 7'8" (4.06m × 2.34m)

Fitted with an excellent range of wall and floor units with contrasting work surfaces with post formed edges, inset one & half bowl single drainer stainless steel sink unit, mixer tap, built in double fan assisted electric oven & grill, inset 4 ring ceramic hob, stainless steel extractor hood above, integrated dishwasher & fridge/freezer, integrated washer/dryer, part tiled walls, recessed ceiling lights.

BEDROOM 1 11'9" × 9'1" (3.58m × 2.77m)

max, into door entrance, plus double floor to ceiling wardrobe with hanging space and shelved storage, dimplex electric heater, wall light points, door to:

EN SUITE SHOWER ROOM

White suite comprising fully tiled shower cubicle, thermostatic shower, glazed shower screen, vanity unit inset wash hand basin, mixer tap, low level w.c., part tiled walls, extractor fan, shaver point, wall mounted mirror, grey wood effect floor, chrome towel rail.

BEDROOM 2 10'5" × 10'1" (3.17m × 3.07m)

dimplex electric heater, coved ceiling, wall light points.

BATHROOM

White suite comprising panel bath, mixer tap & shower attachment, vanity unit inset wash hand basin, mixer tap, low level w.c., part tiled walls, extractor fan, shaver point, wall mounted mirror, grey wood effect floor, chrome towel rail.

OUTSIDE

TERRACE

Paved patio with access from lounge/dining room, wrought iron railings and steps down to communal garden.

COMMUNAL GARDEN

Banstead Woods is set in mature established grounds approaching approximately 28 acres, the development is approached by a long sweeping drive with electric gates. There are formal communal grounds with pergolas, footpaths, japanese water garden, bbq area, tennis courts and area's of lawn. The majority of the communal gardens are woodland and create an idyllic setting to the development.

ALLOCATED PARKING SPACE

An end space, situated to the front of the building.

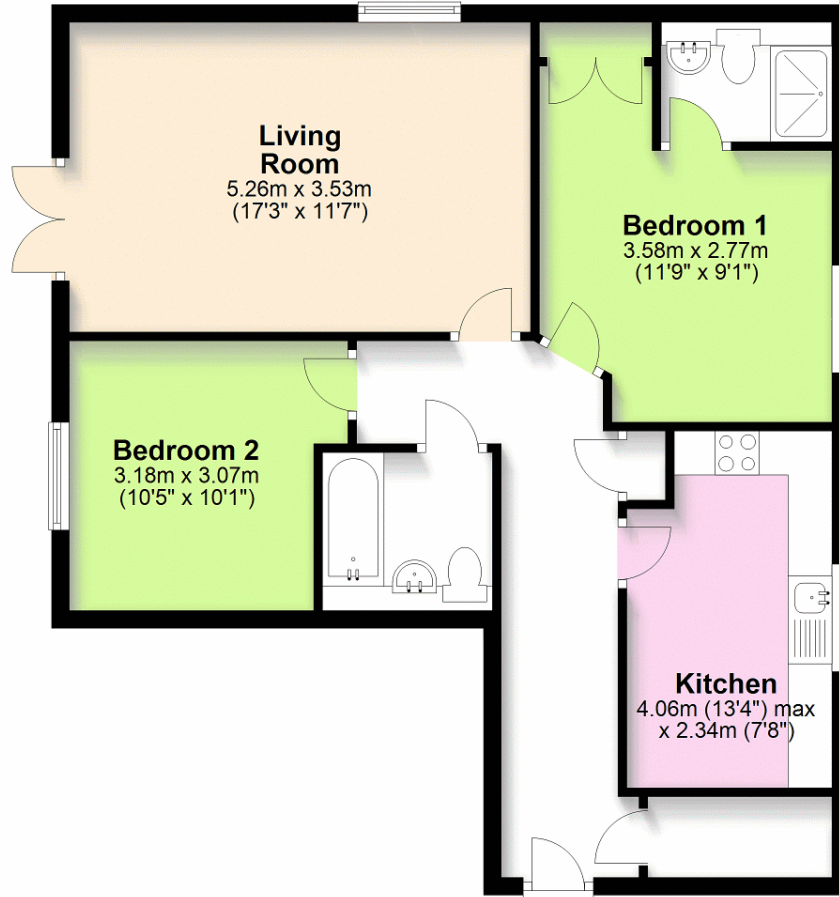
VISITOR PARKING

There are a number of allocated visitor parking spaces situated to the side of the building. NB - no commercial vehicles are allowed to park over night.



Ground Floor Flat

Approx. 70.3 sq. metres (756.7 sq. feet)



Total area: approx. 70.3 sq. metres (756.7 sq. feet)

Please note that this floorplan is not to scale and is for illustrative purposes only.
Plan produced using PlanUp.

- Note 1 - Please note domestic and electrical appliances have not been tested.
- Note 2 - Mains electricity, water and drainage are all connected to the property.
- Note 3 - Reigate & Banstead Valley District Council Band D
- Note 4 - Lease 999 years from 2007 (983 years unexpired)
- Note 5 - Ground Rent - £295 per annum (increasing by £295 every 33 years)
- Note 6 - Service Charge ;

Elizabeth House	£780.75 1 July - 31 Dec 2024
Elizabeth Hse Lift	£341.85 1 July - 31 Dec 2024
Estate Charge	£632.93 1 July - 31 Dec 2024
Estate Charge	£498.48 1 July - 31 Dec 2024
Total Charge	£2,254.01 - 6 month charge.

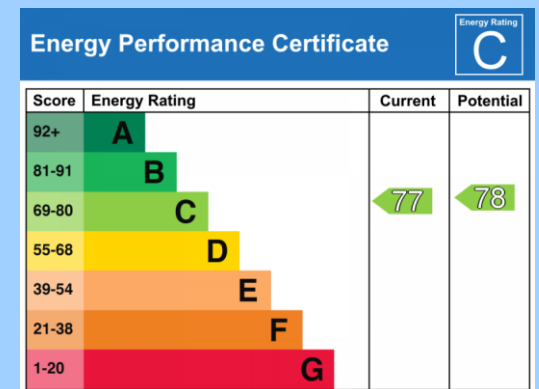
NB Elizabeth House is due internal & external decoration in 2025 and costs are approx £271,000, the reserve fund is currently £225,000 so £50,000 (£1,250 per apartment) is within the 2024/25 maintenance charge in order increase the reserve fund to £275,000.

Note 7 - Under the 1979 Estate Agents act we would disclose that the seller of the property does have an interest in Huggins, Edwards and Sharp.

Note 8 - New carpets installed August 2022 & redecorated throughout. Integrated dishwasher & wash/dryer fitted October 2022. Integrated fridge/freezer fitted February 2022. Quantum Electric Heater Fitted March 2023. Electrics upgraded March 2021.

VIEWING STRICTLY BY APPOINTMENT ONLY

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