



Avenue Road, Banstead

The **PERSONAL** Agent

Asking Price £305,000

Leasehold

- No onward chain
- Garage
- Two double bedrooms
- Recently redecorated
- Very close to the High Street
- Excellent schools/ transport nearby

Situated in the heart of Banstead on Avenue Road, this exceptional ground floor flat presents a wonderful opportunity for those seeking a comfortable and convenient living space. Recently redecorated, the property boasts a generous 645 square feet of well appointed accommodation, featuring two identical double bedrooms that offer ample space for relaxation and rest.

The flat comprises a welcoming living area, a functional kitchen, and a modern shower room, making it ideal for both individuals and small families. One of the standout features of this property is the external garage, providing valuable storage options and additional convenience.

The location is truly a highlight, with easy access to Banstead High Street, where a variety of shops, cafes, and amenities await. As you step out of the front of the property, you will be greeted by views of the bustling high street and the serene Lady Neville Park, which sits conveniently opposite, perfect for leisurely strolls or picnics.

For those commuting to London, the property offers excellent transport links via the A3 and Banstead Station, ensuring that you can enjoy the tranquillity of suburban living while remaining well connected to the city.



With no chain involved, this flat is ready for you to move in and make it your own. Whether you are a first-time buyer or looking to downsize, this property is a rare find in a sought after location. Don't miss the chance to view this delightful home in Banstead.

Upon entering the property, you are welcomed by an entrance hallway providing access to the shower room. The accommodation further comprises a kitchen, reception room, and two well proportioned double bedrooms. The property also benefits from useful internal storage.

Externally, there is on-street parking to the front, while the rear offers access to a communal garden, additional storage facilities, and a garage.

This quiet development enjoys a fantastic position and is within walking distance of the heart of the village with its excellent High Street shopping that includes a Waitrose Supermarket and the M&S Simply Food store. The village also has numerous high quality cafes and restaurants.

Nearby the open spaces of Banstead Downs provide beautiful walks and cycling routes, and Oaks Park and Epsom Downs are also easily reached.

The A217 provides an arterial route to London and the M25 motorway at Reigate Hill (J8) and there are rail services at Banstead Station some 0.3 of a Mile away. In short, the property enjoys an ideal location for accessing the area's many cultural, leisure and sport venues.

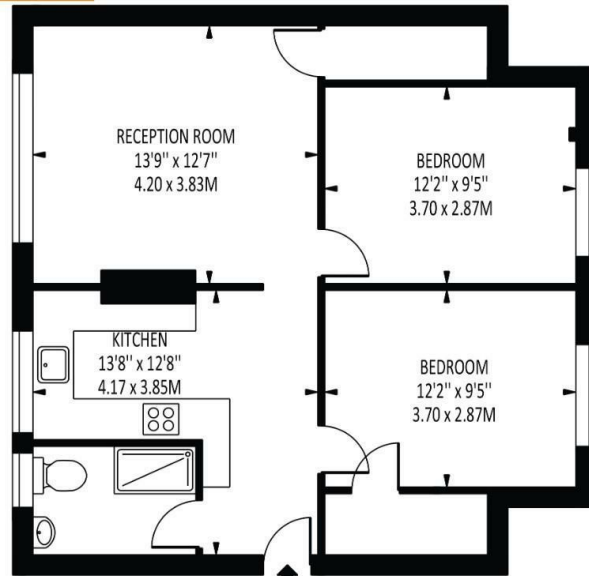
Tenure- Leasehold
Length of lease (years remaining) - 166 years
Annual ground rent amount (£) - 40.00
Annual service charge amount (£) - N/A
Council tax band - C

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.



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Tyrolean Court
Total Area: 645 SQ FT • 59.93 SQ M



GROUND FLOOR

Disclaimer: For Illustration Purposes only
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(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

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