



On the edge of countryside and just half a mile from Banstead High Street

exclusive to

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23 Chatsworth Park Holly Lane Banstead SM7 3QP

Within a short walk of Banstead High Street
London 14 miles
M25 5 miles

London by rail; 58 minutes from Banstead or
35 minutes from Chipstead

All times and distances are approximate

On the edge of countryside and yet just over half a mile from the High Street, this excellent apartment is on the first floor of this superior, gated development.

Featuring South-Westerly views over the gardens from most rooms and the balcony, a perfect for easy living or 'lock up and leave'.

| Communal Hall

| Lobby Entrance Hall

| Sitting – Dining Room with Balcony

| Kitchen

| Principal Bedroom with ensuite Shower Room

| Guest Bedroom Bathroom

| Communal Gardens with Gated Entrance

| Designated Parking and Visitors Spaces

Price £450,000





Chatsworth Park was built by Barratts Homes in 2005 and our client's apartment enjoys a South-West aspect on the first floor, overlooking the wonderful landscaped communal gardens.

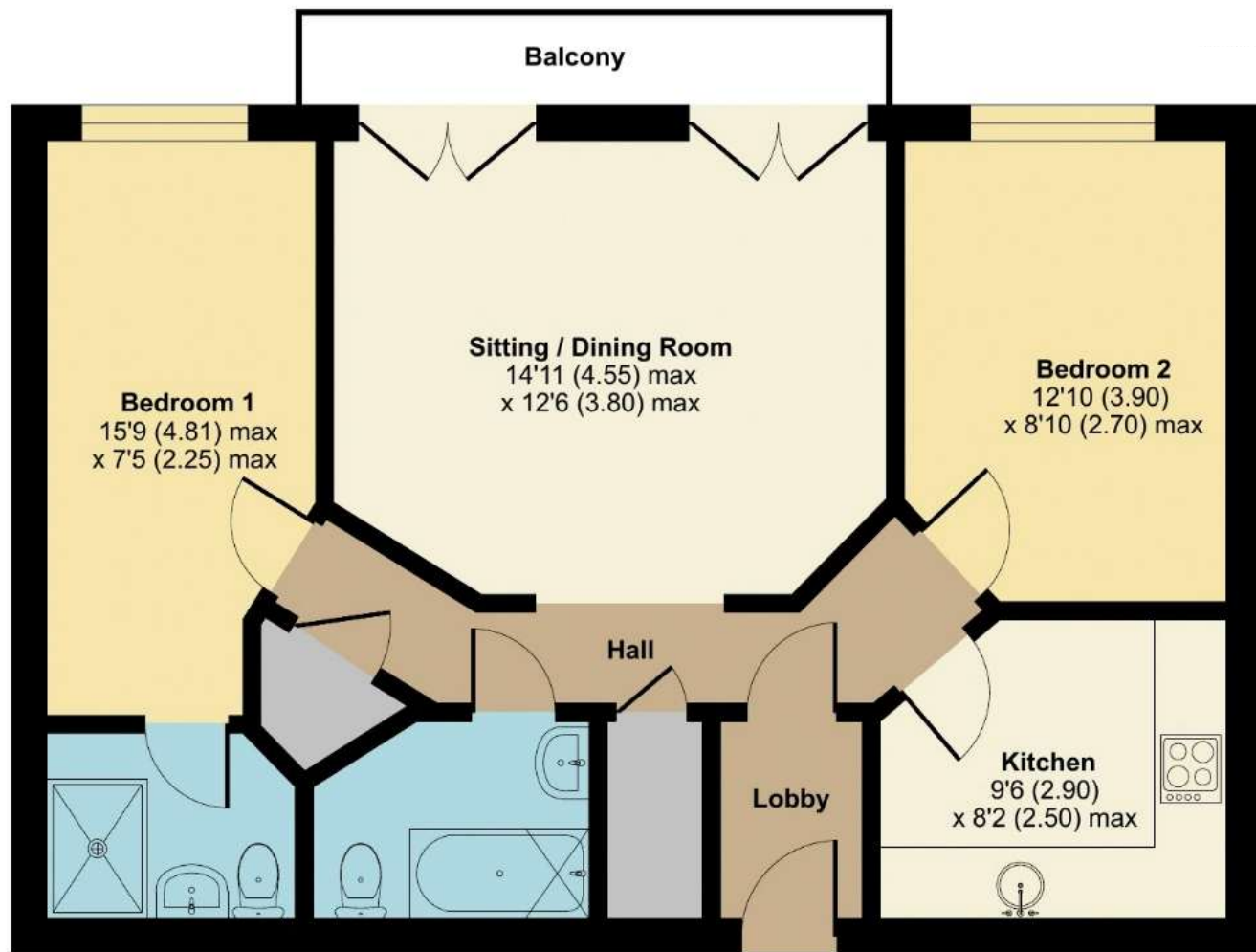
Impeccably presented, the apartment is ideal for those seeking privacy and security, whilst being just a short walk from the village.

This location is on the edge of open countryside with many bridleways leading into neighbouring Banstead Woods and Park Downs. Just over half a mile away, Banstead Village offers a variety of shopping, cafes and restaurants as well the Waitrose Supermarket.

There is great connectivity by road and rail too and the local area has a wealth of sport, leisure and cultural pursuits.

Wonderful communal gardens | Designated parking with visitor spaces | Communal hall with Entryphone | Great storage | Modern fully-integrated kitchen | Two double bedrooms | Ensuite shower room and guest bathroom | South-West facing balcony | On the edge of Banstead Village





FIRST FLOOR

TOTAL FLOOR AREA

692 SQ FT / 64.2 SQ M

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

Tenure: Leasehold – 134 years remaining

Service Charge £2,900 pa approx

Ground Rent: £275 pa

Local Authority: Reigate and Banstead BC

Council Tax Band: E

All mains services

Full Fibre Broadband

To the best of our knowledge on production of this brochure

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Viewing
Please call us to arrange
a viewing appointment

1 Waterhouse Lane
Kingswood
01737 360000

2 High Street
Banstead
01737 363333

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