



Spacious retirement apartment in the heart of Banstead Village

exclusive to

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Pegasus Court
Holly Lane
Banstead
SM7 2AR

Banstead Village location
London 14 miles
M25 5 miles

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

All times and distances are approximate

At the heart of Banstead Village, one of the two largest apartments in this sought-after development by Pegasus, designed for those over 60 years.

A top-floor apartment of almost 1,000 square feet with wonderful roof-top views and a Juliet balcony.

- | Communal Hall, Stairs and Lift
- | Entrance Hall
- | Sitting Room with Juliet Balcony
- | Dining Room Kitchen
- | Principal Bedroom with ensuite Bathroom
- | Guest Bedroom Shower Room
- | Communal Parking with Gated Entrance
- | Communal Gardens
- | Residents Lounge Gym Art Room Laundry

Price £500,000





This top floor apartment is accessed by either stairs or a lift and features a sitting room and separate dining room.

Impeccably presented, the apartment is ideal for those seeking privacy and security within this development by Pegasus, exclusively for those of at least 60 years. There are great communal facilities such as a residents' lounge, art room and gym.

Banstead High Street is on the doorstep with a variety of shopping, cafes and restaurants as well as 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.

- | One of the two largest apartments here
- | Ample Communal Parking
- | Communal Hall with Entryphone
- | South-facing Balcony
- | Modern fully-integrated kitchen
- | Two double bedrooms
- | Ensuite Bathroom and Guest Shower Room
- | Immaculately presented
- | Central Banstead Village location
- | No onward chain





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold – 125 years from 2005
 Service Charge £4,660 pa approx
 Ground Rent: £419 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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