



A bright and spacious two double bedroom first floor apartment with lift access

exclusive to

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6 Bolters Lane Banstead SM7

In the heart of Banstead Village
London by rail 50 minutes from Banstead
or change at Sutton 30 minutes
M25 (Junction 8) 5 miles
All times and distances are approximate

A bright and spacious first floor apartment with lift access, in this conveniently located retirement development within the village. The accommodation is spacious and the apartment is well-presented throughout.

- Communal Hallway
- Sitting - Dining Room
- Kitchen
- Two double Bedrooms
- Shower room

Price **£350,000**





Set on the first floor of this desirable block, this two-bedroom apartment offers security and privacy whilst retaining the benefits of a residential block at the end of the High Street. The apartment is well-sized with built in storage and benefit from views over the garden to the rear of the development. The kitchen opens off of the sitting - dining room overlooking the communal gardens. There is also a separate guest suite for overnight visits for friends and family, conveniently located opposite this apartment.

This popular retirement development is located towards the centre of Banstead Village. There is a good selection of local shops including Marks and Spencer Simply Food, Waitrose and Tesco Express together with a variety of restaurants and Banstead Library within walking distance. There are also several bus services from Banstead Village providing access to neighbouring towns including Epsom, Sutton, Reigate and Croydon.

Bright 18' sitting room | Fitted kitchen with Integral Appliance | Two Double bedrooms, one with fitted wardrobes | Hallway with storage cupboards | Communal sitting room | Laundry Room Provided | Gated resident and visitor parking | No onward chain

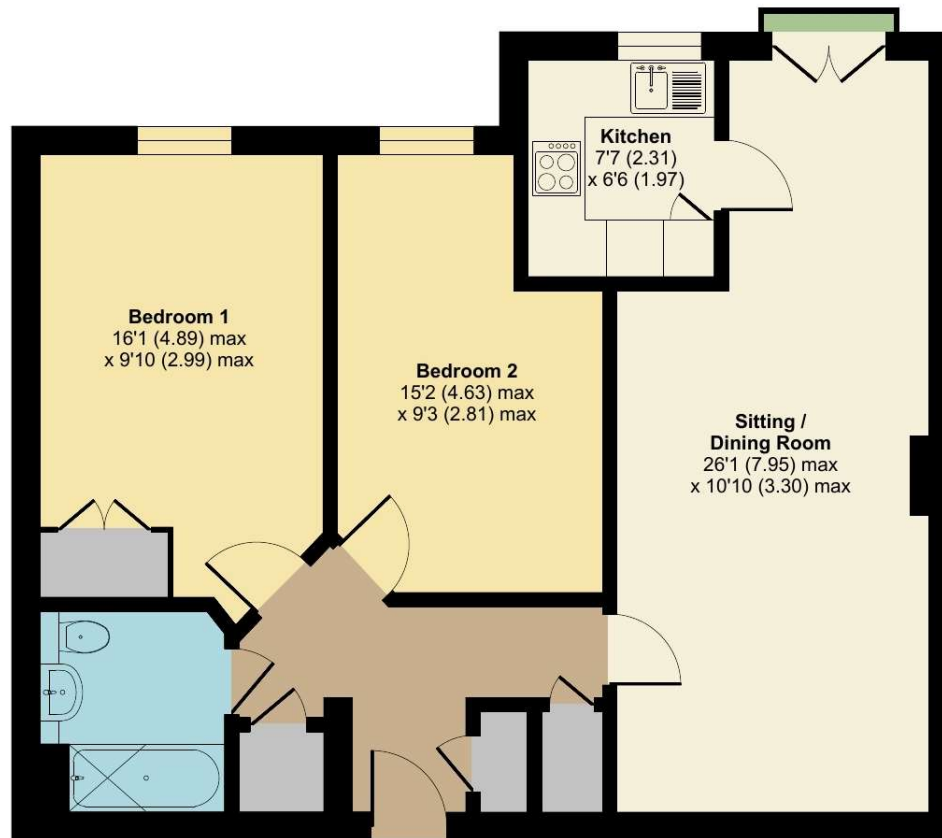


Communal Sitting Room



Approximate Area = 749 sq ft / 69.5 sq m

For identification only - Not to scale



FIRST FLOOR

TOTAL FLOOR AREA

749 SQ FT / 69.5 SQ M

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition.

Tenure: Leasehold - Years on Lease: 108
Service Charge: £4,347.70 pa
Ground Rent: £419 pa
Local Authority: Reigate and Banstead Borough Council
Council Tax Band: E
All mains services
To the best of our knowledge on production of this brochure

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a viewing appointment

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