



Guide Price
£325,000

Leasehold

2x  1x  1x 

**St. James House, Basing
Road, Banstead, Surrey,
SM7**

OVER 60?

Secure this property
for up to **59% less!**

cubitt & west
Helping you move forwards



Main features

- On the edge of Banstead Village, only a 10-15 min walk to the High Street; chain-free
- Spacious lounge/diner with Juliet balcony and separate kitchen
- Two double bedrooms, plenty of storage, and a modern shower room
- Allocated parking, visitor spaces, and tidy communal grounds

Accommodation

GROUND FLOOR

Entrance Hall

Kitchen: 10'0 x 7'9 (3.05m x 2.36m)

Lounge/Diner: (L-shaped) 20'9 x 12'4 (6.33m x 3.76m) plus 14'8 x 10'5 (4.47m x 3.18m)

Juliet Balcony

Bedroom 1: 13'3 x 9'9 (4.04m x 2.97m)

Bedroom 2: 10'6 x 10'2 (3.20m x 3.10m)

Shower Room

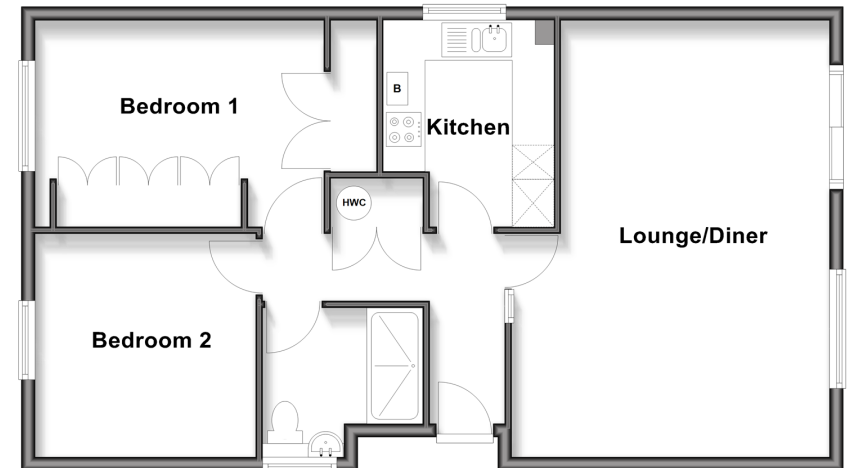
OUTSIDE

Allocated Parking

Communal Gardens

Ground Floor

Approx. 71.6 sq. metres (770.9 sq. feet)



Call Banstead - 01737 352233 ■ cubittandwest.co.uk

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



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