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

exclusive to

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Holly Lane
Banstead
SM7

Banstead Village 0.6 mile
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

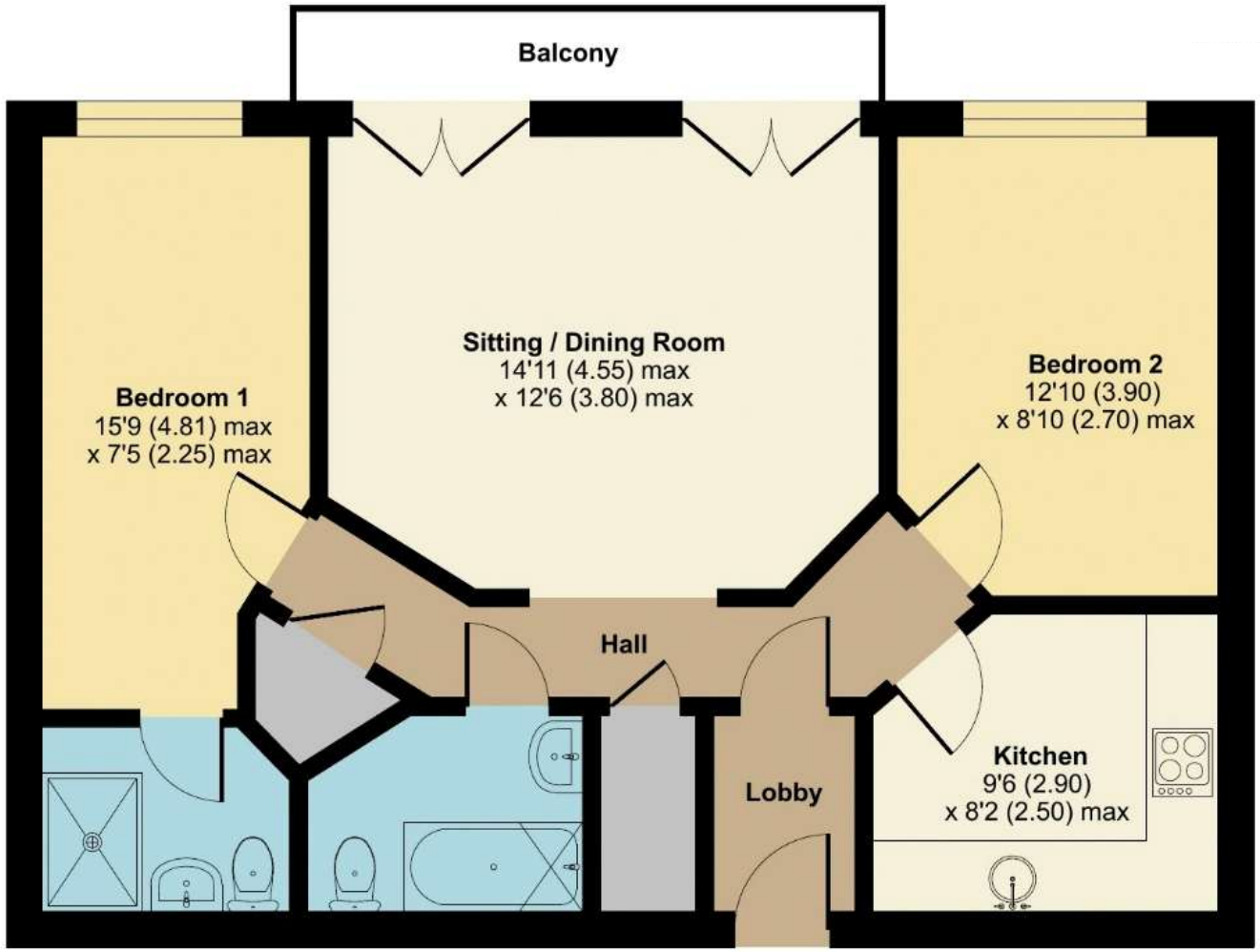
Chatsworth Park was built by Barratts Homes in 2005 and our client's apartment enjoys a South-West aspect on the first floor, overlooking the wonderful landscaped communal gardens.

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

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

IMPORTANT NOTICE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

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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