

Willow Close Banstead, Surrey SM7 1BN

An opportunity to acquire a purpose built TWO BEDROOM FIRST FLOOR MAISONETTE built by Devine Homes located in this popular residential cul-de-sac, ideally situated for good local schools, local shops and Banstead mainline station. The property has a high standard of kitchen and bathroom and benefits from having en-suite facilities to the master bedroom. SOLE AGENTS

£400,000 - Leasehold



FRONT DOOR

Giving access to:

ENTRANCE HALLWAY

Stairs rising to the:

FIRST FLOOR HALLWAY

3.43m x 1.70m maximum (11'3 x 5'7 maximum)

Access to loft void. Coving. Radiator. Cupboard housing insulated cylinder. Thermostat for the gas central heating. Telephone point.

LOUNGE/DINING ROOM

3.66m x 6.88m (12'0 x 22'7)

Double aspect room with window to front and window to rear. Wood effect flooring. Coving. Downlighters. 2 x radiators. Doorway providing access through to:

FULLY FITTED KITCHEN

2.16m x 2.24m (7'1 x 7'4)

Well fitted with a modern range of wall and base units. Roll edge work surfaces incorporating a stainless steel sink drainer with mixer tap. A comprehensive range of cupboards and drawers below the work surface with space and plumbing for washing machine and space for upright fridge freezer. Fitted oven and grill. Surface mounted four ring gas hob with extractor above. A comprehensive range of eye level cupboards which benefit from underlighting, one of which houses the gas central heating boiler. Display shelving. Part tiled walls. Tiled floor. Downlighters. Window to rear.

BEDROOM ONE

4.29m x 2.77m (14'1 x 9'1)

Window to front. Radiator. Coving. Downlighters. Fitted wardrobe with sliding doors providing useful hanging and storage.

GENEROUS EN-SUITE SHOWER ROOM

3.25m x 2.82m maximum (10'8 x 9'3 maximum)

Large obscured glazed window to the front. Shower. Pedestal wash hand basin with mixer tap. Low level WC. Radiator. Half height tiling. Tiled floor. Coving. Ceiling mounted extractor. Mirror medicine cabinet. Heated towel rail.

BEDROOM TWO

2.64m x 4.04m (8'8 x 13'3)

Coving. Window to rear. Radiator. Fitted wardrobe with sliding door providing useful hanging and storage.

MAIN BATHROOM

White suite. Panel bath with mixer tap and shower attachment. Low level WC. Pedestal wash hand basin with mixer tap. Half height tiling and tiled floor. Heated towel rail. Ceiling mounted extractor. Coving. Obscured glazed window to the rear.

OUTSIDE

PARKING

One allocated parking space.

LEASE

125 years from 2009.

MAINTENANCE CHARGES

£693 per annum approximately.

BUILDINGS INSURANCE

£189 per annum.

GROUND RENT

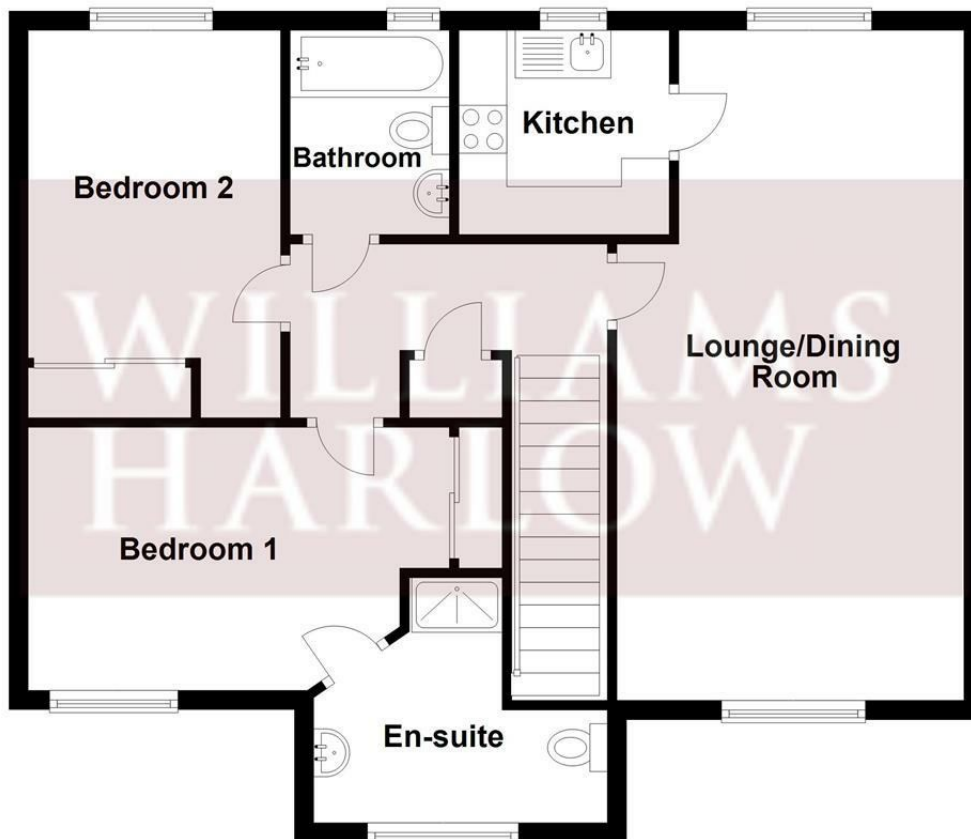
£125 payable per 6 months.





First Floor

Approx. 71.9 sq. metres (774.4 sq. feet)



Total area: approx. 71.9 sq. metres (774.4 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Blunden.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	80
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	