

**WILLIAMS
HARLOW**

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Briarwood

Banstead, Surrey SM7 2JA

A TWO BEDROOM GROUND floor retirement apartment in this popular block within a very short walk of the High Street. There is a large fitted kitchen, bathroom, lounge/dining room, inner hall, entrance hall and NO ONWARD CHAIN.
SOLE AGENTS

Guide Price £295,000 - Leasehold



FRONT DOOR

Replacement front door with replacement windows either side, giving access through to:

GROUND RENT

£100 per annum

ENTRANCE PORCH

1.80m x 1.27m (5'11 x 4'2)

Matting and further glazed front door to:

LOUNGE

6.22m x 3.53m (20'5 x 11'7)

Concealed electric heater. Bay window to front. Emergency pull cord. Wall lights. Part glazed door to:

KITCHEN

3.66m x 2.31m (12'0 x 7'7)

Window to rear comprise of wall and base units. Oven and grill. Surface mounted electric hob and stainless steel sink drainer. Space for various domestic appliances. There is also an emergency pull cord. Window to side

INNER LOBBY

2.24m x 1.70m (7'4 x 5'7)

Emergency pull cord. Large understairs storage cupboard to the side of which there is a separate airing cupboard.

BEDROOM ONE

4.14m x 3.56m (13'7 x 11'8)

Window to front. Wall mounted electric heater. Emergency pull cord.

BEDROOM TWO

3.45m x 1.85m (11'4 x 6'1)

Emergency pull cord. Window to rear. Electric heater.

RE-FITTED BATHROOM

White suite. Panel bath with mixer tap, shower attachment and grab rails. Wash hand basin with mixer tap and vanity drawers. Low level WC. Ceiling mounted extractor. Fully tiled walls. Heated towel rail. Wall mounted electric heater. Mirrored medicine cabinet.

OUTSIDE

The property is surrounded by well maintained communal gardens. The development is principally focused on a central courtyard with flower and shrub borders and areas of lawn and seating areas. The development is accessed via secure pedestrian gating.

LEASE

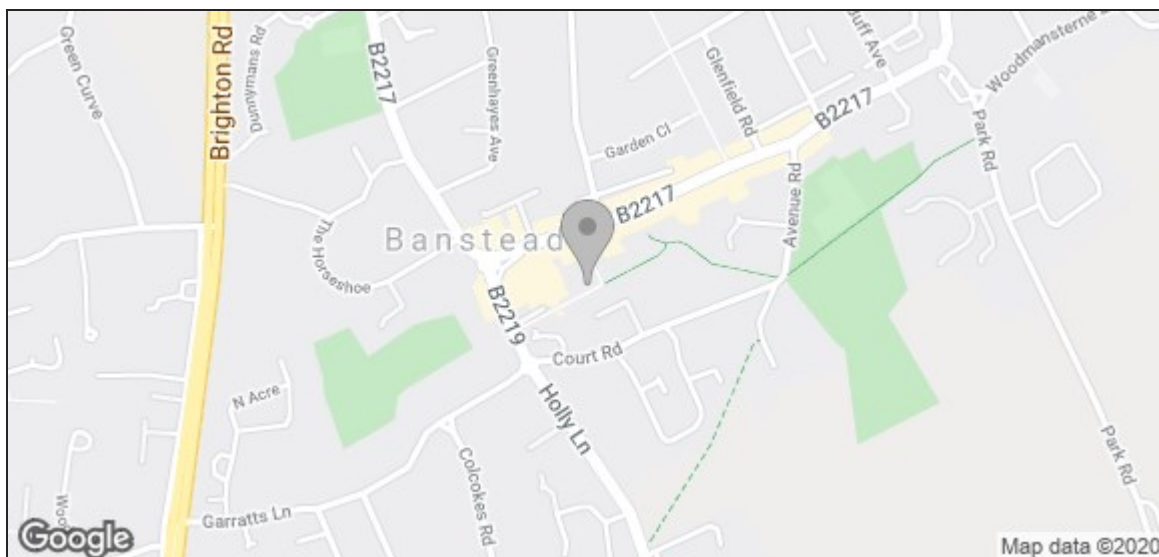
125 years from 1990.


MAINTENANCE CHARGES

£252.66 monthly approximately



GROUND FLOOR



Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	63
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) 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		51	52
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	
