

Highdown Close Banstead, Surrey SM7 1AS

An opportunity to acquire a modern two bedroom first floor luxury apartment located in this exclusive development accessed via electronic opening gates with allocated parking and attractive communal gardens. The property also benefits from having an en-suite shower room plus main bathroom and fully fitted kitchen. All is offered to the market in exceptional condition throughout by the present owners. **SOLE AGENTS**

£360,000 - Leasehold



COMMUNAL FRONT DOOR

Entry phone system. Stairs rising to the:

FIRST FLOOR LANDING

With access to:

PRIVATE FRONT DOOR

Giving access through to:

GENEROUS ENTRANCE HALL

Downlighters. Coving. Wall mounted entry phone system. Alarm control panel. Concealed radiator. Cupboard with shelving, to side of which there is a further storage cupboard housing the circuit breakers. Thermostat for the gas central heating.

LOUNGE/DINING ROOM

4.88m x 3.40m (16'0" x 11'2")

Window to rear. Coving. Downlighters. Concealed radiator. Further radiator.

FULLY FITTED KITCHEN

2.59 x 1.98 (8'6" x 6'6")

Well fitted with a modern range of wall and base units comprising of roll edge work surfaces incorporating a 1 1/2 bowl stainless steel sink drainer with mixer tap. There are a comprehensive range of cupboards and drawers below the work surface with integral appliances of dishwasher, washing machine, fridge and freezer. Fitted oven and grill. Surface mounted four ring gas hob with chimney extractor above. Fitted microwave. A range of eye level cupboards benefitting from underlighting. Cupboard housing the gas central heating boiler. Tiled floor. Window to side.

MASTER BEDROOM

4.72m x 3.81m maximum (15'6" x 12'6" maximum)

Window to front with fitted blinds. Radiator. Coving. Downlighters. Fitted wardrobe.

EN-SUITE SHOWER ROOM

Fully enclosed shower cubicle. Low level WC with concealed cistern. Wash hand basin with mixer tap and vanity cupboards below. Mirror. Downlighters. Ceiling mounted extractor. Shaver point. Part tiled walls. Coving. Tiled floor. Heated towel rail.

BEDROOM TWO

2.54m x 3.00m (8'4" x 9'10")

Window to front with fitted blinds. Concealed radiator. Fitted wardrobes with sliding mirrored doors. Coving. Downlighters.

BATHROOM

White suite. Panel bath with mixer tap and shower attachment. Low level WC with concealed cistern. Pedestal wash hand basin with mixer tap. Obscured glazed window to the front with fitted blind. Downlighters. Ceiling mounted extractor. Coving. Mirror. Heated towel rail. Part tiled walls. Tiled floor.

OUTSIDE

The property is surrounded by well maintained communal gardens most of which are located to the rear of the property and offer a good degree of privacy, comprises areas of lawn, attractive flower/shrub borders and some mature trees.

ALLOCATED PARKING SPACE

There is one allocated parking space plus additional visitors parking available on site.

LEASE

125 years from 2004.

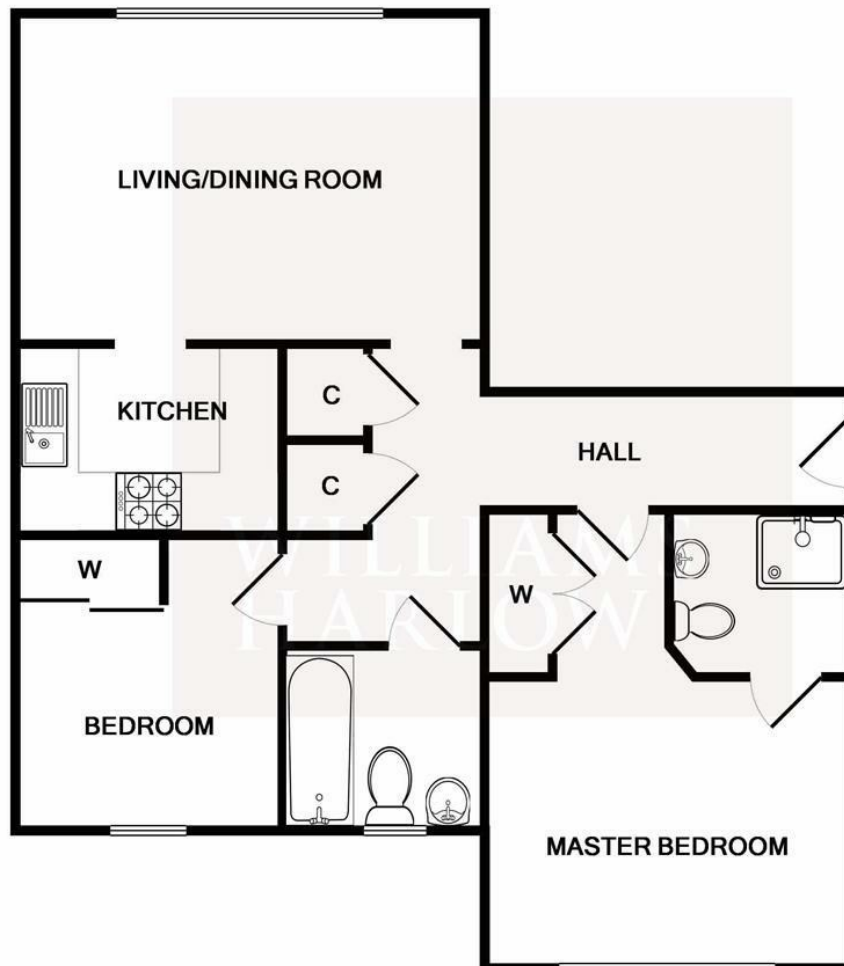
GROUND RENT

£200.00 per annum

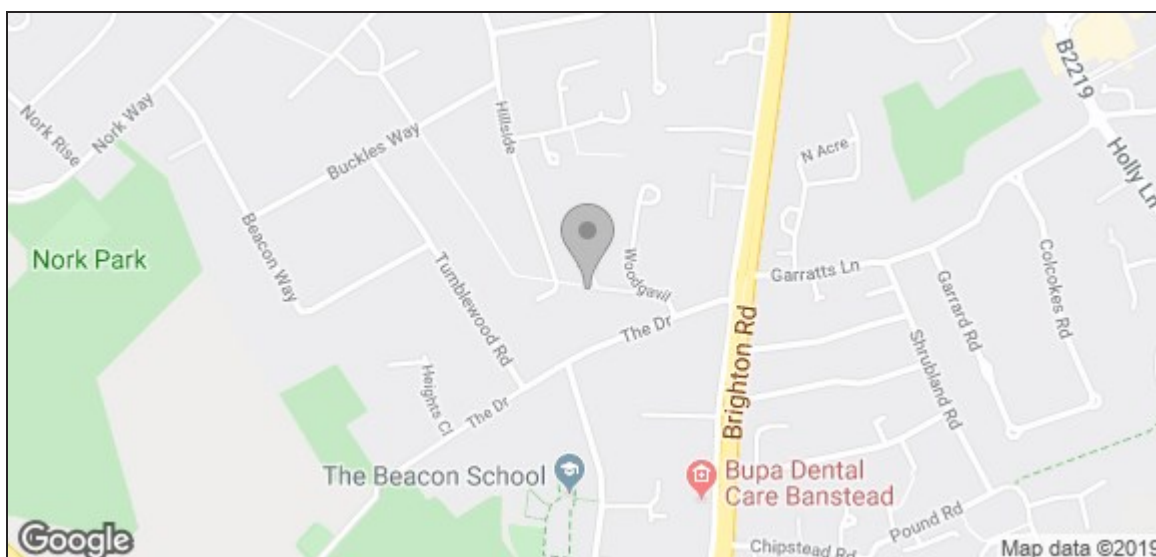
MAINTENANCE CHARGES

£2,215 per annum with payment terms available monthly, six monthly and annually. Residents run association.





This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst care is taken in the preparation of this plan, please check all dimensions, shapes before making decisions reliant upon them. KEY: C = CUPBOARD FW = FITTED WARDROBE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	86
(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	84	86
(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		