

Pegasus Court Bolters Lane Banstead, Surrey SM7 2AR

A ONE DOUBLE bedroom RETIREMENT apartment with Juliet balcony, in the sought after Pegasus Court development. Set in exceptionally maintained private grounds within easy reach of Banstead High Street. The accommodation comprises of a large reception room with balcony, double bedroom, bathroom and kitchen with window. There is ample storage throughout the apartment, and it is excellent decorative order. NO CHAIN. SOLE AGENTS

Asking Price £265,000 - Leasehold



COMMUNAL ENTRANCE DOOR

Giving access to:

COMMUNAL ENTRANCE LOBBY

Stairs and lift rising to the first floor.

PRIVATE FRONT DOOR

Giving access through to:

ENTRANCE HALL

Emergency pull cord. Linen cupboard with insulated cylinder. Wall mounted electric heater. Doorway providing access through to:

LIVING ROOM

4.62m x 3.51m (15'2 x 11'6)

Full height window to the rear with windows either side to a Juliet balcony. Fireplace feature. Coving. Wall mounted electric heater. Telephone point. Emergency pull cord.

KITCHEN

2.34m x 1.98m (7'8 x 6'6)

Modern range of wall and base units. Roll edge work surfaces incorporating stainless steel sink drainer with mixer tap. There are cupboards and drawers below the work surface. Integrated fridge and freezer. Fitted oven and grill. Surface mounted electric hob with chimney extractor above. A range of eye level cupboards. Window to rear. Part tiled walls. Emergency pull cord.

BEDROOM

5.69m x 2.69m (18'8 x 8'10)

Measurement excludes the entrance recess with access to loft void. Window to rear. Wall mounted electric heater. Fitted wardrobe. Large in built storage cupboard housing circuit meters. Emergency pull cord.

BATHROOM

White suite. Panel bath with grab rails and independent shower above the bath. Heated towel rail. Wash hand basin with cupboards below. Low level WC with concealed cistern. Eye level cupboards. Mirror. Shaver point. Recess lighting. Wall mounted fan heater. Fully tiled walls. Coving. Ceiling mounted extractor. Emergency pull cord.

COMMUNAL FACILITIES

OVERNIGHT GUEST ACCOMMODATION

Available for a small charge for overnight guests by prior arrangement with the on site manager.

COMMUNAL RESIDENTS LOUNGE

Located on the ground floor of the building with a kitchen service area adjoining.

LAUNDRY

There is a communal residents laundry also located on the ground floor.

ART STUDIO

For the use of residents located on the first floor.

GYM

For use of the residents.

LEASE

Approximately 111 years remaining.

SERVICE CHARGES

£2171.64 per annum approximately

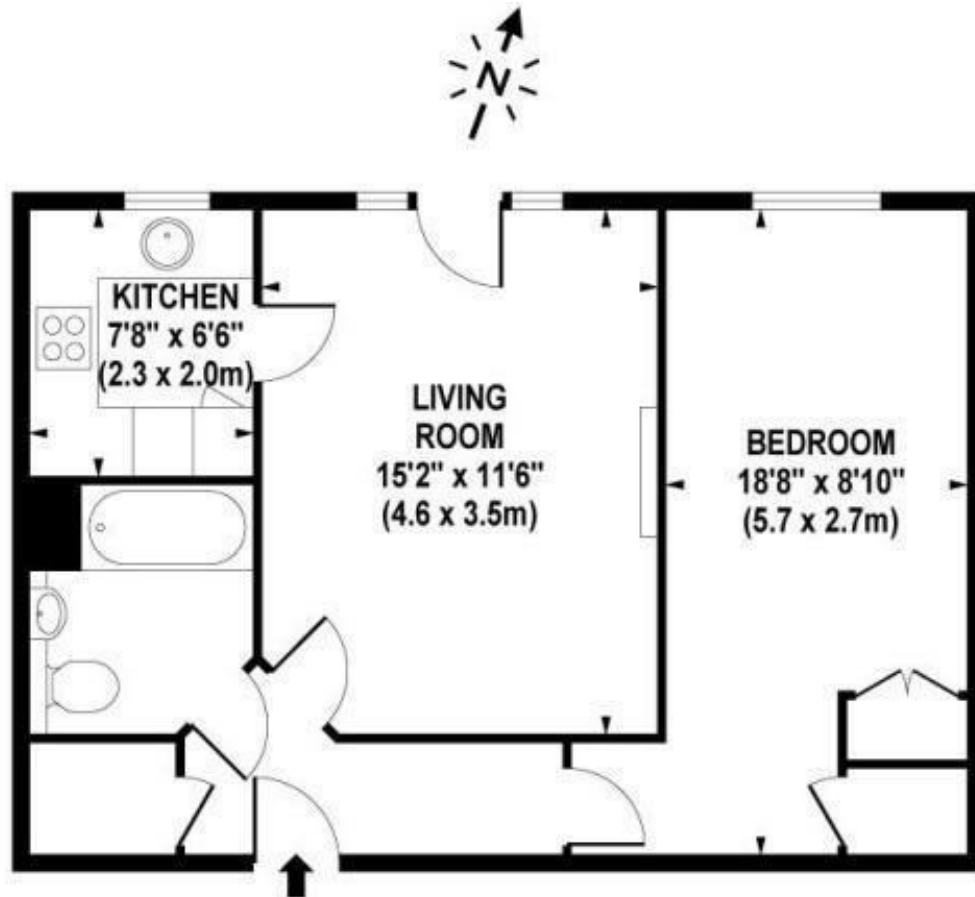
GROUND RENT

£179.50 per annum approximately.

PARKING

There is no allocated space but there is visitors parking, access is via electronic coded gates.



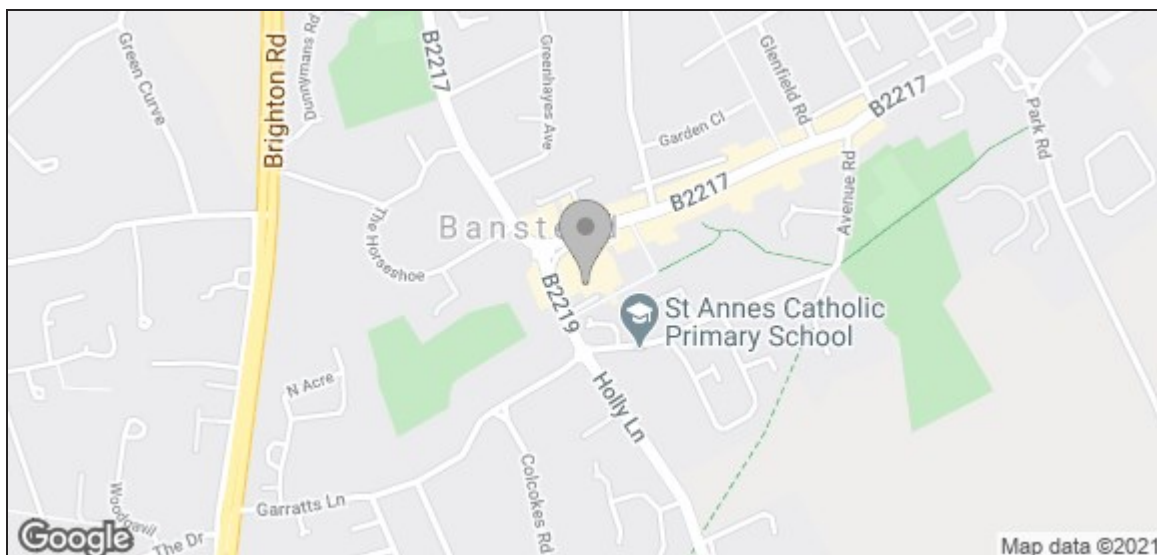


FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 511 SQ FT / 47 SQ M

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser / tenant. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given

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