

Lyme Regis Road Banstead, Surrey SM7 2PT

PUBLIC NOTICE ADDRESS: Flat 6, Lyme Regis Court, Lyme Regis Road, Banstead, SM7 2PT,

We are acting in the sale of the above property and have received an offer of £270,000, Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC Rating: C Asking Price of £ 270,000.00 for 100% share or £98,000 for 35% share. An opportunity to acquire a purpose built two bedroom apartment located in this popular development with communal gardens and allocated parking. The property is in need of some modernisation throughout. Sold with the benefit of no onward chain, gas central heating, separate WC as well as bathroom and double glazing. SOLE AGENTS. VACANT POSSESSION

£270,000 - Leasehold



COMMUNAL ENTRANCE DOOR

Providing access to:

COMMUNAL ENTRANCE LOBBY

Stairs rising to the first floor landing.

PRIVATE FRONT DOOR

Giving access through to:

GENEROUS ENTRANCE HALL

Wood effect flooring. Entry phone system. Radiator. Cloaks cupboard with circuit breakers with an additional larger storage cupboard to side. Time clock and thermostat for the gas central heating.

LOUNGE

4.09m x 3.23m (13'5 x 10'7)

2 x windows to front. Radiator. Fireplace feature. Coving. Thermostat for gas central heating.

KITCHEN

3.56m x 3.30m (11'8 x 10'10)

Roll edge work surfaces incorporating a sink drainer with mixer tap. Space for various domestic appliances. Cupboards and drawers below the work surface. Fitted oven and grill. Surface mounted gas hob with extractor above (not tested). Eye level cupboards with underlighting. Part tiled walls. Wall mounted gas central heating boiler. Radiator.

BEDROOM ONE

4.11m x 2.95m (13'6 x 9'8)

Window to front. Radiator.

BEDROOM TWO

4.11m x 2.44m (13'6 x 8'0)

Window to front. Radiator.

SEPARATE WC

WC. Radiator. Wash hand basin with tiled splashback. Ceiling mounted extractor.

BATHROOM

2.08m x 1.88m (6'10 x 6'2)

White suite. Panel bath with mixer tap and grab rails. There is an independent shower above the bath. Low level WC. Pedestal wash hand basin. Radiator. Shaver light and point. Ceiling mounted extractor. Part tiled walls.

OUTSIDE

COMMUNAL GARDENS

Located mainly to the rear.

PARKING

There is allocated parking for one vehicle. Visitors parking available on road or on site.

LEASE

100 years with 84 years remaining.

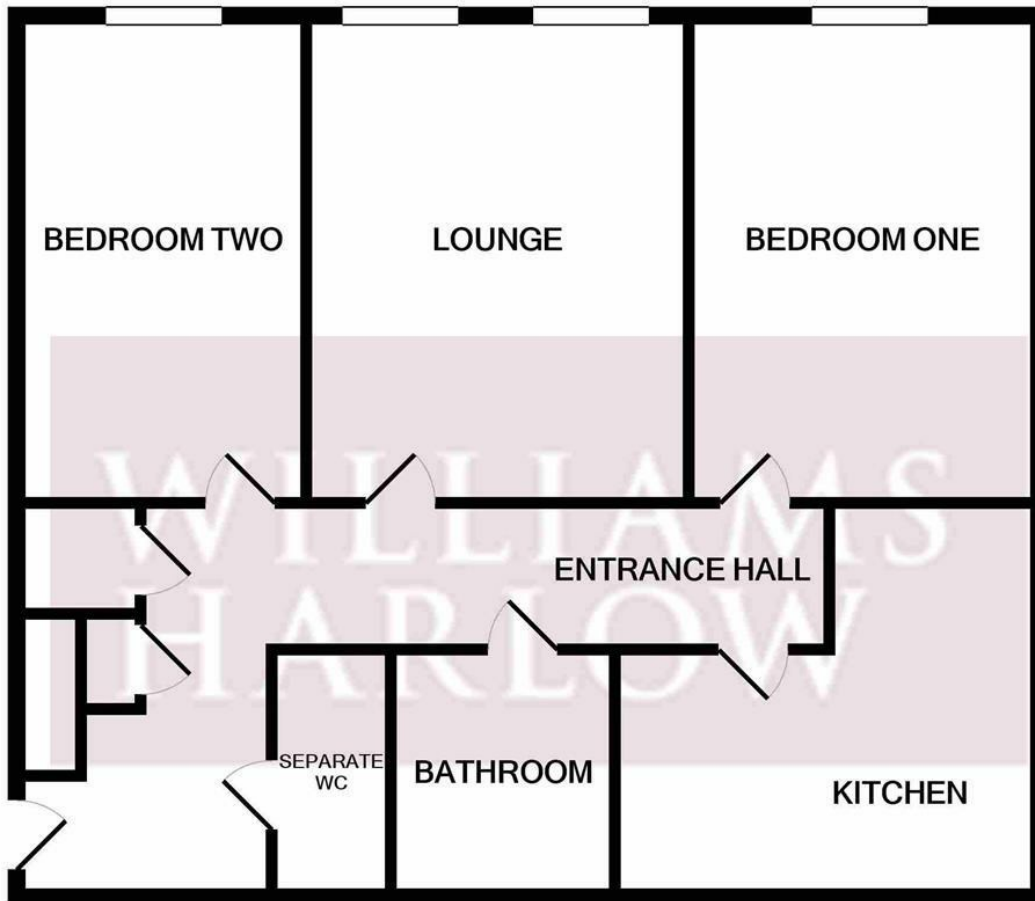
MAINTENANCE CHARGES

£85.00 per month

GROUND RENT

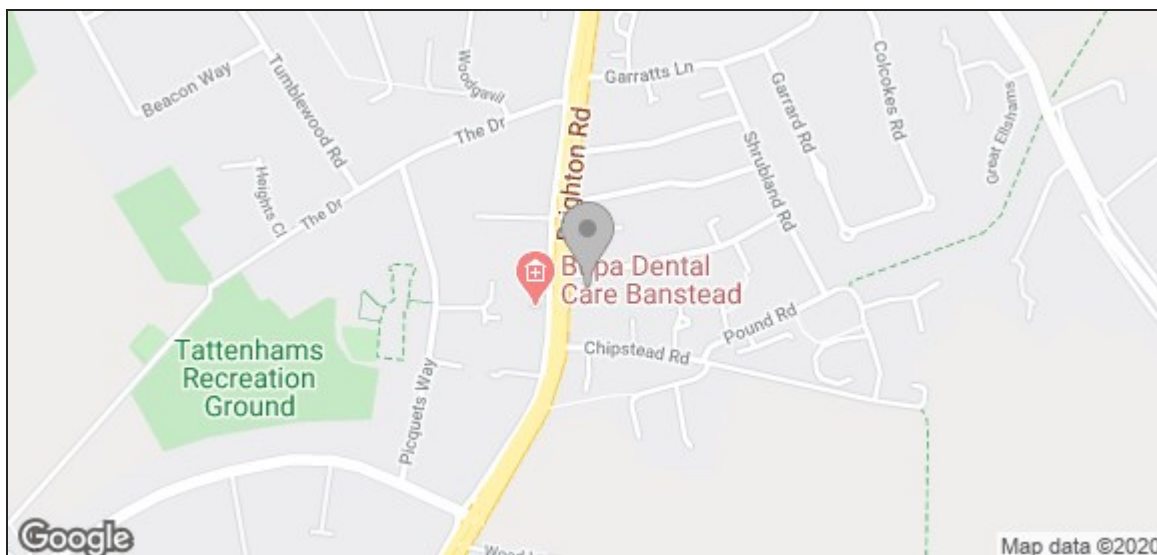
Peppercorn.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or 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		81	82
(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		85	85
(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			