

High Street Banstead, Surrey SM7 2JA

An opportunity to acquire a two bedroom ground floor retirement apartment with GARAGE for the over 60's located in this popular residential development a very short stroll from Banstead Village High Street, with a comprehensive range of High Street shopping facilities and local transport connections. There are attractive communal gardens that surround the property. SOLE AGENTS. NO ONWARD CHAIN

£295,000 - Leasehold



FRONT DOOR

Giving access through to:

ENTRANCE PORCH

1.88m x 1.24m (6'2 x 4'1)

Wall mounted circuit breakers. Further window facing the front.

Door providing access to the:

LOUNGE/DINING ROOM

3.58m x 6.05m maximum (11'9 x 19'10 maximum)

Measured into an attractive bay window to the front. Ornate

coving. Wall lights. 2 x wall mounted electric heaters. Ceiling rose.

Entry phone system. Emergency pull cord.

KITCHEN

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

Wall and base units. Roll edge work surfaces incorporating

stainless steel sink drainer with mixer tap. A comprehensive range

of cupboards and drawers below the work surface with space for

various domestic appliances. Fitted double oven and grill. Surface

mounted four ring electric hob with extractor above. Eye level

cupboards. Wall mounted heater. Emergency pull cord. Window to

rear. Coving.

INNER LOBBY

2.13m x 1.68m maximum (7'0 x 5'6 maximum)

Large airing cupboard with linen shelves to the side. To side of

which there is a large understairs storage cupboard. Emergency

pull cord.

BEDROOM ONE

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

Window to front. Wall mounted electric heater. Fitted wardrobes.

Coving. Emergency pull cord.

BEDROOM TWO

3.40m x 1.93m (11'2 x 6'4)

Window to rear. Wall mounted electric heater. Emergency pull

cord. Coving.

BATHROOM

White suite. Panel bath with mixer tap and shower attachment

with concertina glass screen. Ceiling mounted extractor. Low level

WC. Pedestal wash hand basin. Part tiled walls. Wall mounted

electric heater. Coving. Shaver point. Mirror.

OUTSIDE

The property is surrounded by well maintained communal gardens

which is focused around a central courtyard with an array of

flower/shrub borders and mature trees.

GARAGE

There is a single garage located to the front.

LEASE

125 years from 1990.

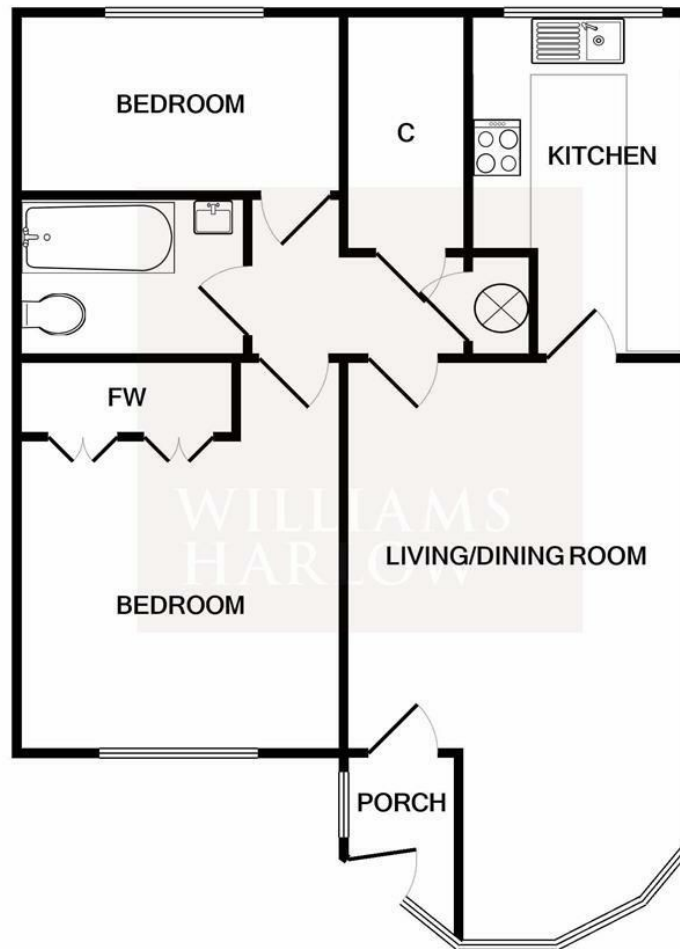
SERVICE CHARGES

£262.66 per month for 2020 approximately.

GROUND RENT

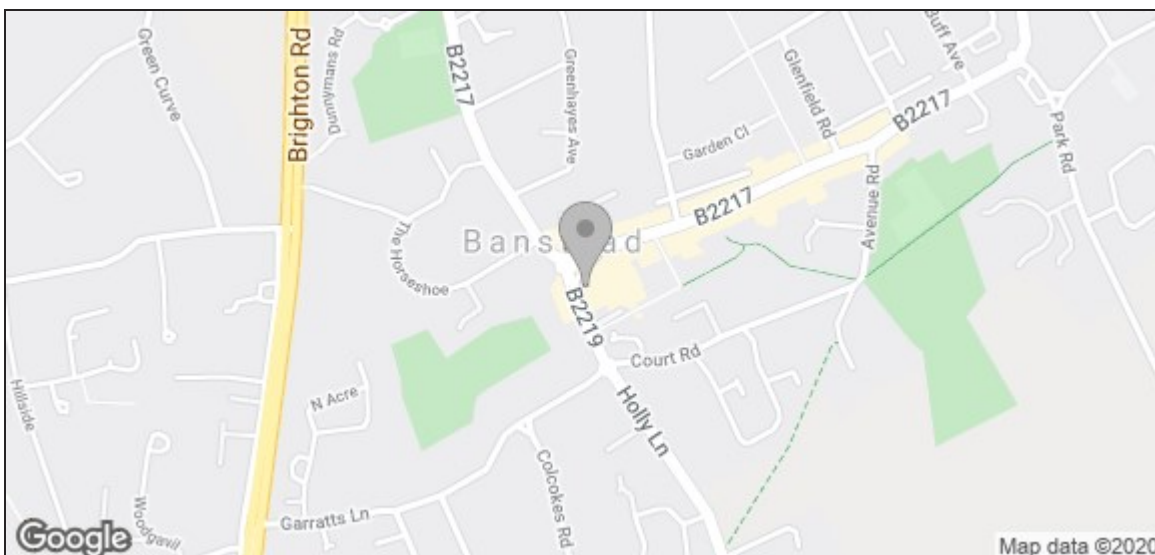
£100 per annum approximately.





TOTAL APPROX. FLOOR AREA 649 SQ.FT. (60.3 SQ.M.)

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		
(69-80) C	70	79
(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	54	64
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		