

## Diceland Road Banstead, Surrey SM7 2ET

A beautifully presented two bedroom first floor apartment in this purpose built block which is located a very short distance from Banstead Village High Street. The property has communal gardens to the rear and allocated secure parking behind electronic gates. There is gas heating, double glazing, fully fitted kitchen and new bathroom. **SOLE AGENTS**

£299,950 - Leasehold



## COMMUNAL ENTRANCE

Communal front door with entry phone system. Stairs rising to the:

## FIRST FLOOR LANDING

Giving access to:

## PRIVATE FRONT DOOR

Leading through to:

## ENTRANCE HALL

3.45m x 1.47m (11'4 x 4'10)

Coving. Wall mounted entry phone. Radiator.

## LOUNGE/DINING ROOM

4.90m x 5.23m (16'1 x 17'2)

The room is of double aspect with two windows to the rear and further window to side. 2 x radiators. Opening through to:

## KITCHEN

2.18m x 3.73m (7'2 x 12'3)

Well fitted with a modern range of wall and base units comprising of roll edge work surfaces incorporating 1 1/2 bowl stainless steel sink drainer with mixer tap. A comprehensive range of cupboards and drawers below the work surface with integral washing machine, integral fridge and freezer. Fitted oven and grill. Surface mounted four ring gas hob with extractor above. A comprehensive range of eye level cupboards and display cabinets benefitting from underlighting. Wall mounted gas central heating boiler. Wood effect flooring. Coving. Part tiled walls. The room is of double aspect with window to rear and side.

## BEDROOM ONE

3.61m x 3.45m (11'10 x 11'4)

Window to side. Radiator. Coving. Fitted wardrobe.

## BEDROOM TWO

2.16m x 2.44m (7'1 x 8'0)

Window to side. Radiator. Coving.

## RE-FITTED BATHROOM

White suite. Panel bath with mixer tap and independent shower above the bath with glass shower screen. Low level WC. Wash hand basin with mixer tap with vanity drawers below. Fully tiled walls and tiled floor. Ceiling mounted extractor. Heated towel rail.

## OUTSIDE

## COMMUNAL GARDENS

There are communal gardens mainly at the rear of the property comprising of an area of lawn with flower/shrub borders and mature trees.

## PARKING

There is one allocated parking space and further visitors parking available on site.

## LEASE

99 years from January 2004, 83 years remaining.

## SERVICE CHARGES

£850 twice a year March and September.

## GROUND RENT

£95.00 twice a year, March and September.





**TOTAL APPROXIMATE FLOOR AREA 678 SQ.FT. (63.0 SQ.M.)**

Whilst care is taken in the production of this floorplan, its intended use is solely for layout guidance only to assist you when making a decision to physically view the property in person. Windows, door opening, appliances, fixtures & fittings are only approximate & not guaranteed. When making a legal commitment to purchase you should personally check all dimensions, shapes & room layouts before making a final decision that you may later be reliant upon.

KEY: C = CUPBOARD, A/C = AIRING CUPBOARD, FW = FITTED WARDROBE, LD = LARDER, ES = EAVES STORAGE, RHH = REDUCED HEAD HEIGHT

produced by [www.darrylrixonphotography.co.uk](http://www.darrylrixonphotography.co.uk)

No liability is accepted for any errors or omissions within this floorplan drawing, as its only intended purpose is solely as a visual guidance.

produced for WILLIAMS HARLOW ESTATE AGENTS copyright protected, copying or editing any of this content requires written consent from the producer



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		77	79
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B		78	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	