



Asquith House, Banstead

Guide Price £280,000

Leasehold

- No ongoing chain
- Two double bedrooms
- Ground floor apartment
- Secure entry phone system
- Private balcony
- Spacious dual aspect lounge
- Fitted kitchen
- Well presented bathroom
- Garage
- Periphery of Banstead village



A rarely available ground floor apartment, located within this popular residential development just a short distance from Banstead Village high street and within easy walking distance of Banstead railway station which is just 0.3 miles away.

Offered in good order throughout and enjoying a fantastic position with a private balcony and garage, the property benefits from the chance of immediate occupation with no onward chain.

Benefitting from a fantastic position and surrounded by extremely well maintained communal gardens, this bright and spacious apartment offers genuinely well balanced accommodation mixed with an abundance of light that is not usually associated with an apartment.

The property is offered to the market in very good order throughout having been well maintained by the current owner and benefits from a spacious dual aspect lounge/dining room with double doors to the balcony that enjoys a nice leafy outlook, fitted kitchen, two genuine double bedrooms and a well presented spacious bathroom.

Further noteworthy points to mention include a walk-in storage cupboard in the entrance hallway, garage, well maintained communal gardens, residents parking, full double glazing throughout, gas central heating system with combi-boiler and security video entry system.

This quiet road enjoys a fantastic position and is within

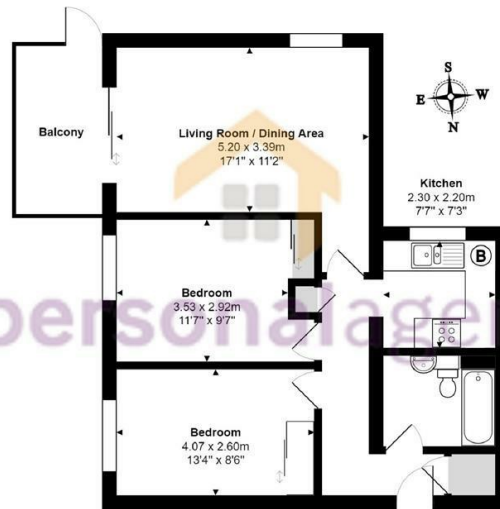
walking distance of the heart of the village with its excellent High Street shopping that includes a Waitrose Supermarket and the M&S Simply Food store. The village also has numerous high quality cafes and restaurants.

Nearby the open spaces of Banstead Downs provide beautiful walks and cycling routes, and Oaks Park and Epsom Downs are also easily reached. The A217 provides an arterial route to London and the M25 motorway at Reigate Hill (J8) and there are rail services at Banstead Station some 0.3 of a Mile away. In short, the property enjoys an ideal location for accessing the area's many cultural, leisure and sport venues.

Leasehold







Ground Floor
 Asquith House, Dunnymans Road, Banstead
 Total Area: 61.7 m² ... 664 ft² (excluding balcony)
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D	59		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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