



Willow Close, Banstead

The **PERSONAL** Agent



# Offers In Excess Of £375,000 Leasehold

- First floor apartment
- Two double bedrooms
- Quiet cul-de-sac
- Allocated parking
- En-suite to master
- Walking distance of station
- Close to local amenities
- Excellent school catchment



Set within a quiet cul-de-sac in the popular area of Nork is this beautifully presented first floor apartment, boasting two double bedrooms including master with en-suite, and is within easy reach of local amenities and Banstead station.

Positioned at the back of the development the apartment offers a real sense of privacy yet being a stones throw from local shops and parkland. Once accessed via the private stairwell, you firstly have the double aspect lounge / dining room, which in turn leads to the kitchen with space for

appliances and ample storage.

The other side of this stunning apartment contains the master bedroom with en-suite, a second double bedroom, as well as the white suite family bathroom. Outside there is allocated parking.

Willow Close is a very popular road that is just a short walk from Warren Mead primary school and close proximity of Banstead railway station which is just a short distance away. If you are travelling further afield the M25 is just a short

drive away.

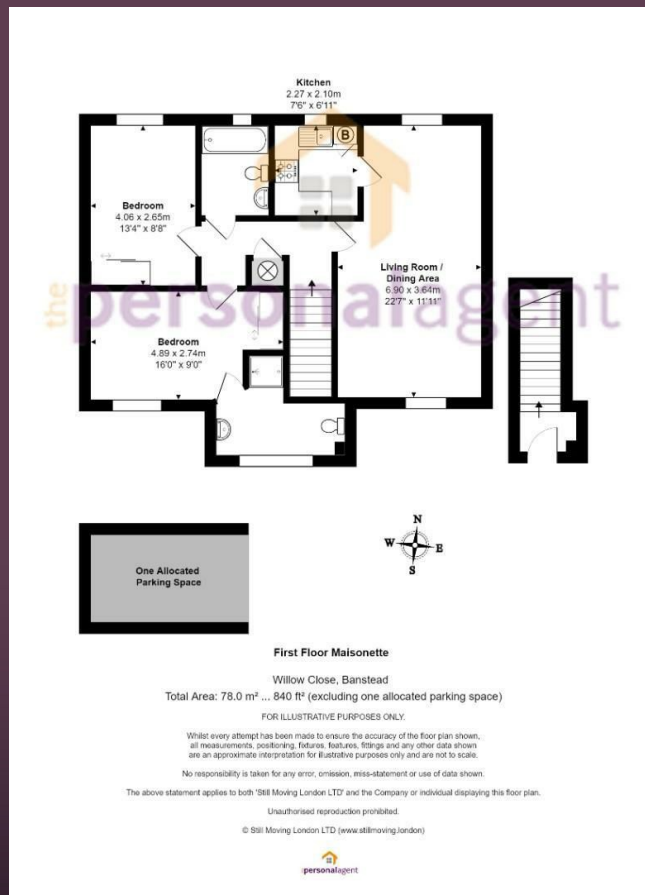
If you are looking to enjoy outside space then Epsom Downs itself is just around the corner as are the wide open spaces of Nork Park. The practicality of the location continues with a number of local convenience stores at the end of nearby Nork Way or if you are wanting more variety the popular market town of Epsom, offering an array of retail units, leisure facilities and restaurants is just a couple of miles away, as is the pretty and vibrant Banstead Village.


Leasehold









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

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**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas 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 and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.



