



Avenue Road, Banstead

The **PERSONAL** Agent

Guide Price £575,000

Leasehold

- 968 sq ft apartment
- Top floor with lift access
- Three double bedrooms
- 18'2 x 13'2 living room
- Well-equipped kitchen
- En-suite shower room to primary bedroom
- Main bathroom
- Allocated parking space, visitors' parking
- Leasehold with c106 years remaining
- No onward chain

A top (2nd) floor apartment with 968 sq ft of accommodation and located within walking distance of Banstead high street. The property has three double bedrooms (one of which is in use as a dining room but could also be an office) and a en-suite shower room to the principal bedroom; 18' x 13' reception room with doors onto a balcony overlooking the park. Other features include lift access, allocated parking and visitors' parking. balcony and views over the park. Chain-free sale.



The block was built about 2005 by Antler Homes and the accommodation consists of an entrance hallway, kitchen with appliances; 18' x 13' sitting room with balcony off; three double bedrooms, one with en-suite shower room, and main bathroom. Outside there is an allocated parking space and visitors' parking to the rear of the block.

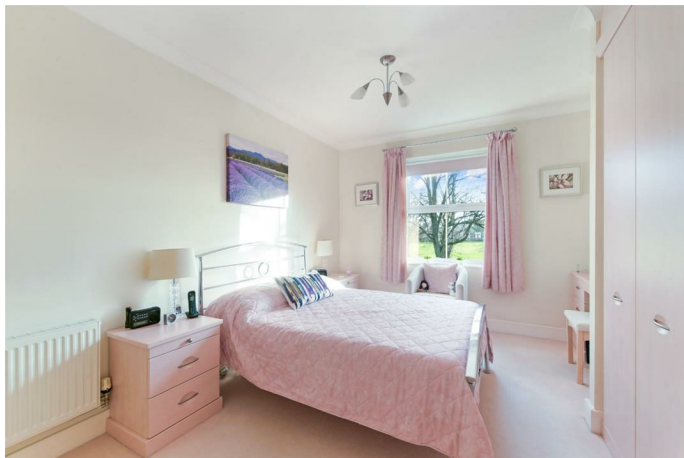
The property enjoys a fantastic position and is within walking distance of the excellent high street shopping that includes a Waitrose supermarket and the M&S Simply

Food store. The village also has numerous high quality cafes and restaurants.

For golfers, there are four world-renowned golf courses nearby - Kingswood Golf and Country club, Surrey Downs, Walton Heath and the RAC.

This location is ideal for family walks, dog walks, cycling or jogging.

Tenure - Leasehold



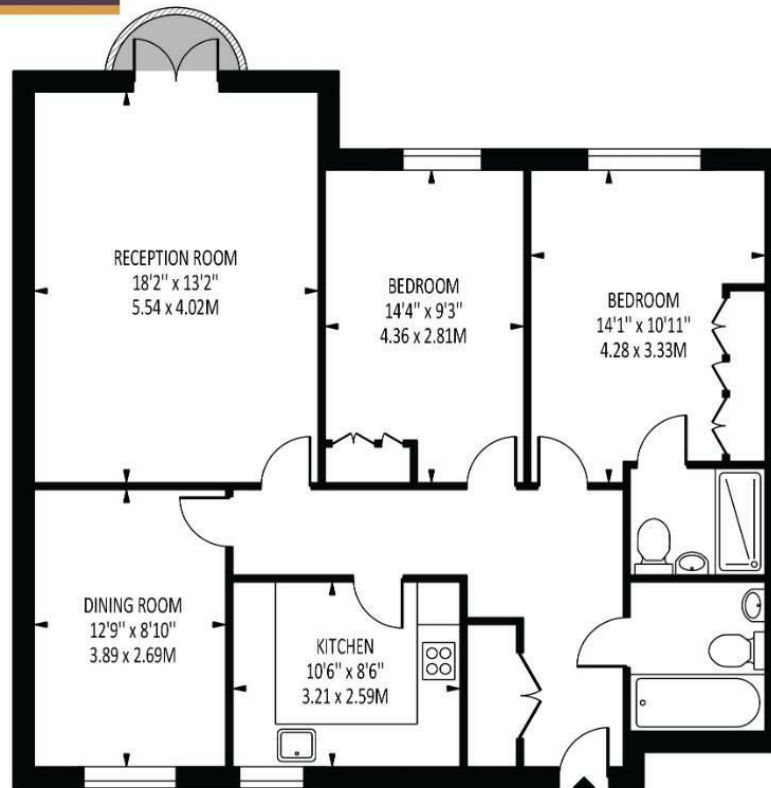


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Park View

Total Area: 968 SQ FT • 89.92 SQ M



SECOND FLOOR

Disclaimer: For Illustration Purposes only
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(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

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