



Diceland Road, Banstead

The **PERSONAL** Agent

Offers In Excess Of £400,000 Leasehold

- Stunning modern apartment
- Two double bedrooms
- En-suite to primary bedroom
- Allocated gated parking
- Huge living / dining space
- Fitted kitchen
- Family bathroom
- Short walk to Banstead Village
- Excellent transport links
- Leasehold



Located within just a short walk of Banstead High Street, The Personal Agent are delighted to bring to the market this stunning two double bedroom apartment, boasting over 1000 square feet of accommodation as well as gated parking.

An apartment of this size and specification being positioned so closely to the village are a real rarity. The accommodation comprises of two excellently sized double bedrooms of which there is an en-suite to the primary bedroom, a huge living / dining space, as well as a modern kitchen and family bathroom.

Outside there is allocated parking to the rear of the block accessed via a gated entrance.

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.

The open spaces of Banstead Downs provide beautiful walks and cycling routes, 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 0.9 of a Mile away. In short, the property enjoys an ideal location for accessing the area's many cultural, leisure and sport venues.

Tenure – Leasehold

Length of lease (years remaining) – 115

Annual ground rent amount (£) – £300

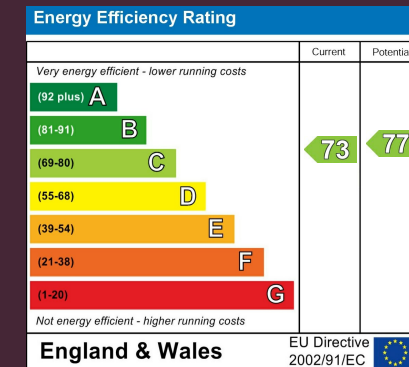
Annual service charge amount (£) – £2,000

Council tax band – D

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.







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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.

