



Fir Tree Road, Banstead

The **PERSONAL** Agent

Offers In Excess Of £425,000 Share of Freehold

- 715 square feet
- 2 spacious bedrooms
- 2 bathrooms
- Allocated and visitors' parking
- Private rear garden
- Ground floor
- Share of freehold
- Charging point for electric vehicles
- Communal gardens
- No chain

A stylish and well-proportioned, 715 sq ft two double bedroom ground floor apartment. This beautiful apartment block is situated in a prime location and is perfect for first time buyers, investors and down sizers.

Benefits include an allocated parking space, an ensuite shower room to the primary bedroom, a private rear garden and a charging point for electric vehicles. Your early viewing is highly recommended.

The property consists of an entrance hall, two double bedrooms, two bathrooms and there is a



living room open plan to the well-equipped kitchen. Underfloor heating to the bathroom, ensuite and kitchen area. Outside there is a private rear garden, access to communal gardens and one allocated parking space.

Banstead is situated in between Epsom Downs, Chipstead and Kingswood. It is a popular residential area offering a variety of properties. This location is ideal for family walks, dog walks, cycling, rambling or jogging.

The area is ideally situated for transport links with excellent access to the M25, Epsom, Sutton,

Redhill and Reigate. Local amenities include a large ASDA super-store as well as a useful local parade of shops in Nork Way. There are a variety of schools nearby, both state and private.

For golfers, there are four world-renowned golf clubs, Kingswood Golf and Country club, Surrey Downs, Walton Heath and the RAC golf club all close by.

Tenure - Share of freehold
Council tax band - C

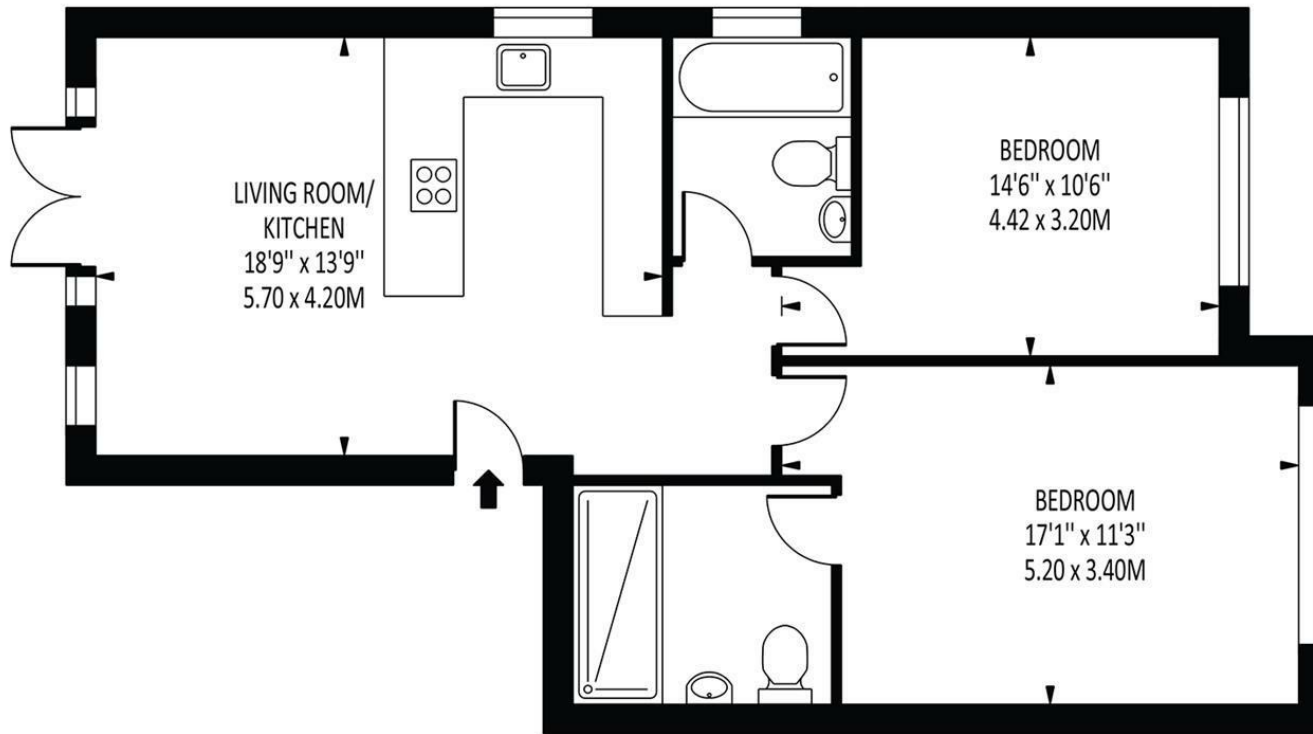




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Kereg Court
Total Area: 715 SQ FT • 66.43 SQ M



GROUND 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	82	82
(69-80) C		
(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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Epsom, Surrey, KT18 7RG
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141 High Street
Banstead, Surrey, SM7 2NS
01737 333 699

TADWORTH OFFICE
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Tadworth, Surrey, KT20 5AG
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The
PERSONAL
Agent

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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.

