



Garratts Lane, Banstead

The PERSONAL Agent

Offers In Excess Of £350,000 Leasehold

- 657 sq ft apartment
- Ground floor
- Two double bedrooms
- 18'9 x 15'3 Kitchen/dining/living room
- Fitted kitchen appliances
- Built-in wardrobes in main bedroom
- Underfloor heating
- Allocated parking space
- Walkable to Banstead High Street
- No onward chain

A beautifully presented 657 sq ft two double bedroom apartment on the ground floor of this well maintained block built just 4 years ago and within walking distance of Banstead High Street.

The property features a 18'9 x 15'3 kitchen/dining/living room, underfloor heating, private parking space, exclusive use of decked patio area and is being offered with no onward chain.

The property consists of an entrance hall with extensive storage; open plan kitchen/dining/living room, two double bedrooms, the main bedroom having built in wardrobes; and a stylish bathroom with spa bath. Fitted appliances in the kitchen area. Exclusive use of decked patio area..

This ground floor apartment has access to a shared



communal area via bedroom one through French doors. The property also comes with one allocated parking space. Other benefits are underfloor heating, Bluetooth ceiling speakers in living room and secure camera entry system.

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, Oaks Park and Epsom Downs are also easily reached.

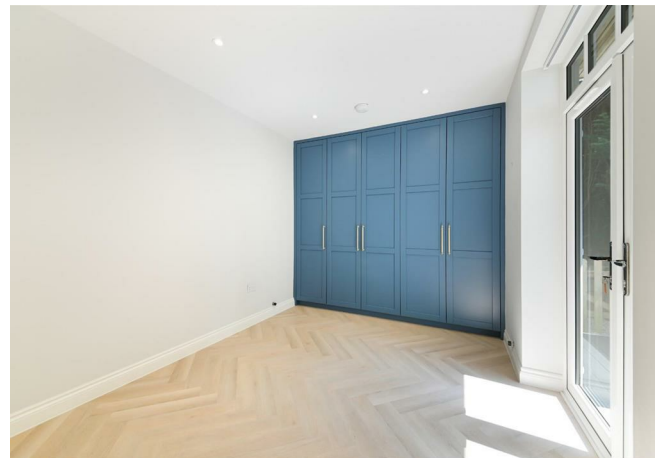
The A217 provides an arterial route to London and the M25 motorway at Reigate Hill (J8), and there are

rail services at Banstead Station some 0.7 of a mile away.

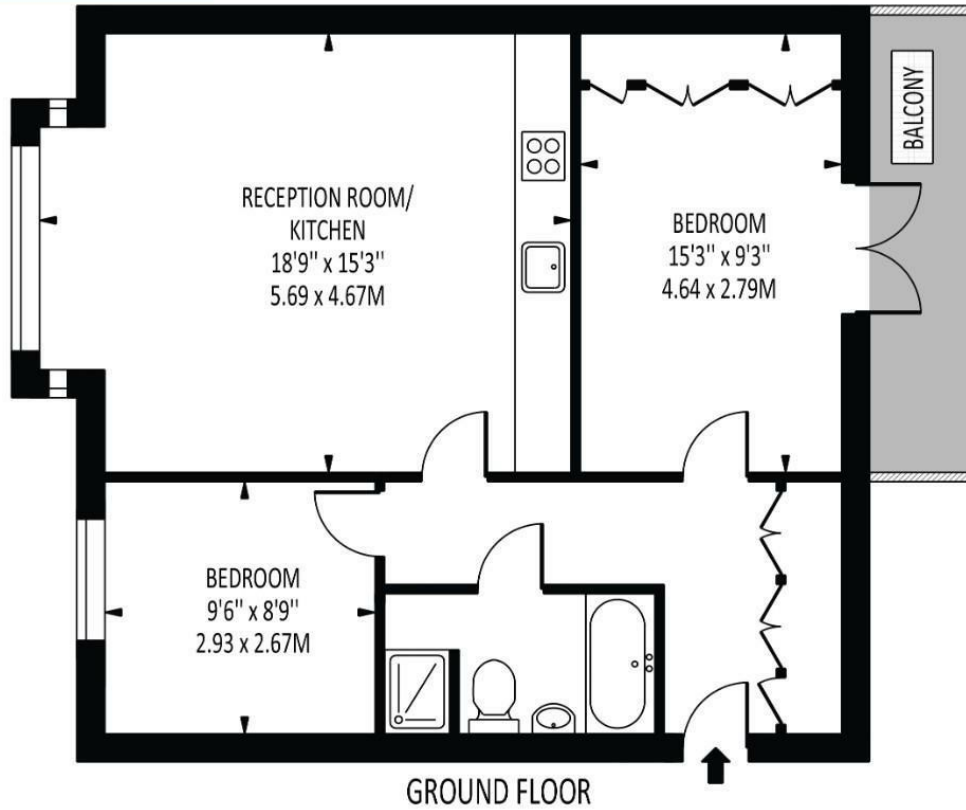
The property enjoys an ideal location for accessing the area's many cultural/leisure venues.

Tenure - Leasehold
Length of lease (years remaining) - 121
Annual ground rent amount (£) - 250.00
Annual service charge amount (£) - 1500.00
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.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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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