



Merrymeet, Banstead



Offers In Excess Of £100,000

- Ground floor apartment
- Two genuine double bedrooms
- Kitchen/breakfast room
- 15ft x 14ft living room
- Overlooking communal green
- Cul-De-Sac location
- Perfect First time buy or Buy to let investment.
- Short walk to shops, pub and park
- 105 year lease



The Personal Agent are thrilled to present a superb opportunity to acquire this amazingly proportioned ground floor apartment located in the village of Woodmansterne which is approximately 1.5 miles from Banstead Village High Street.

This property is ideal for first time buyers and investment buyers alike.

The property is located within a small cul-de sac type crescent and benefits from being well proportioned throughout, boasting two good size double bedrooms, bright and airy lounge/dining area, as well as a good sized kitchen/breakfast room

Merrymeet is located within close proximity to

excellent primary schooling, as well as transport links to stations with routes into Central London, with local shops close by for daily requirements.

This beautiful apartment is going to make a great home for the next owners and provides exceptional value for money in our opinion. Offering light and airy accommodation throughout with a lovely outlook across a communal green, the property provides first time buyers and investors alike an ideal opportunity of being ready for occupation immediately.

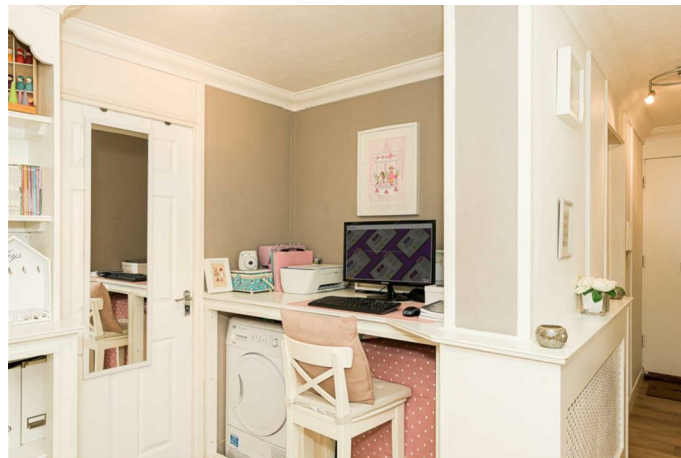
Enjoying a peaceful cul-de-sac location, yet perfectly placed for commuters with short links to mainline stations and town centres, we advise that you register your interest asap, as we don't expect this property to

be around for long! Also on the doorstep is open park space, the local public house and convenience stores.

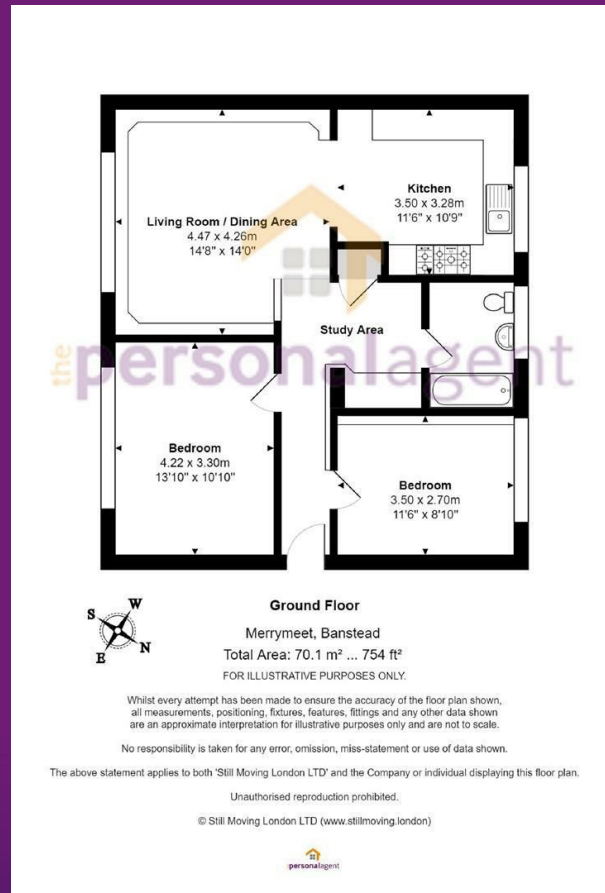
There is ample on street parking within the road and surrounding areas. The property is set in a peaceful semi-rural location, whilst being within easy reach of all the needs of daily life. Banstead Village is nearby offering a variety of shops as well as Waitrose and M&S Simply Food.

There is an excellent choice of schooling both state and independent. Rail services are at Chipstead, Woodmansterne and Banstead and within minutes is the M25/M23 intersection providing access to both Gatwick Airport.

There are also many acres of open green belt countryside surrounding the property to enjoy.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	73
(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	

Epsom Office
2 West Street
Epsom, Surrey KT18 7RG
T: 01372 745 850

Ewell Office
220 Chessington Road
West Ewell, Surrey KT19 9XA
T: 020 8394 1234

Stoneleigh Office
62 Stoneleigh Broadway
Stoneleigh, Surrey KT17 2HS
T: 020 8393 9411

Banstead Office
141 High Street Banstead,
Surrey SM7 2NS
T: 01737 333699


sales@thepersonalagent.co.uk | thepersonalagent.co.uk

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.





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