



Brighton Road, Banstead

The **PERSONAL** Agent

Offers In Excess Of £300,000 Leasehold

- 725 sq ft apartment
- Two double bedrooms
- 18'2 X 11'6 Reception room
- Separate Kitchen
- Bathroom
- One allocated parking space
- Gated development
- 104 years remaining on lease
- £ 292 ground rent
- £ 1600 service charge

The Personal Agent are delighted to offer for sale this 725 sq ft two double bedroom second floor apartment, situated within a short walk of Banstead village. The property benefits from two double bedrooms, a 18'2 x 11'6 reception room and allocated parking.

The property consists of a hallway, reception room, separate kitchen, bathroom and two double bedrooms. Outside there is one allocated parking space.



The property is within a short distance of Banstead with its excellent High Street shopping that includes a Waitrose Supermarket and the M&S Simply Food store. The open spaces of Banstead Downs provide 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 Kingswood Station some 0.8 of a mile away and Tattenham Corner, Banstead and Tadworth stations are also all within

close proximity. Viewing highly recommended.



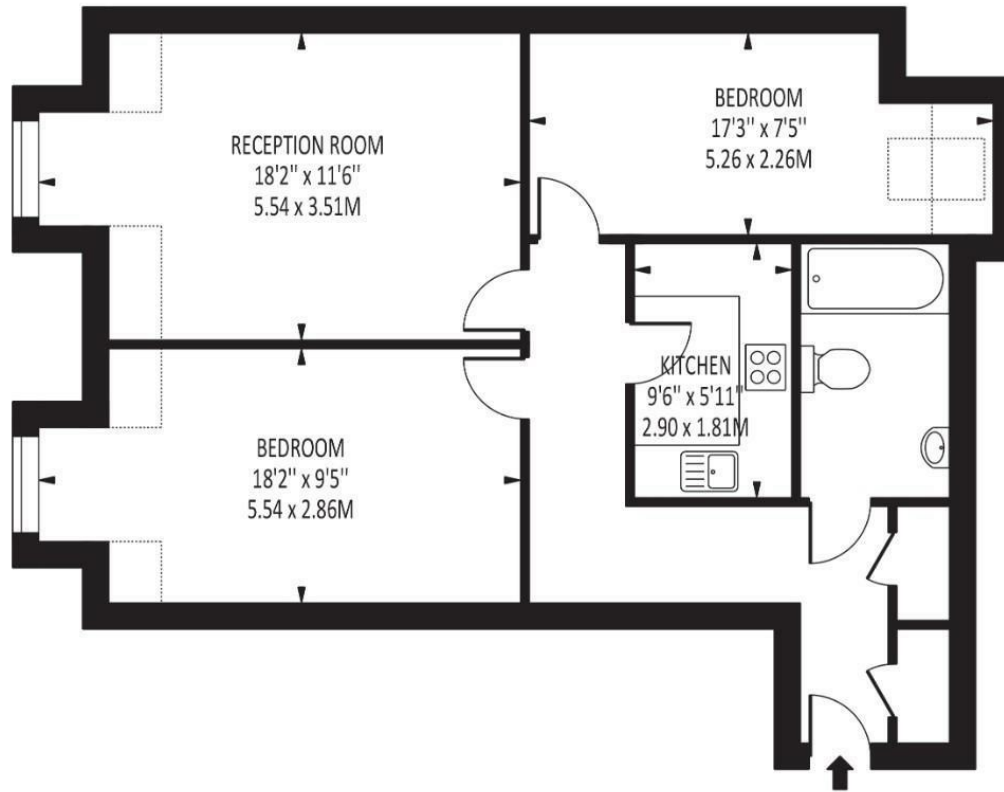


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Holmewood House, Brighton Road Banstead

Total Area: 725 SQ FT • 67.31 SQ M
(Including Restricted Height Area)
Restricted Height Area: 37 SQ FT • 3.41 SQ M



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	81	81
(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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STONELEIGH/EWELL OFFICE
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020 8393 9411

BANSTEAD OFFICE
141 High Street
Banstead, Surrey, SM7 2NS
01737 333 699

TADWORTH OFFICE
Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT
157 High Street
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The
PERSONAL
Agent

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Registered in England No. 4398817.



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.

