



Court Road, Banstead

The **PERSONAL** Agent

Asking Price £415,000

Leasehold

- Ground floor maisonette
- Vendors suited
- Beautiful throughout
- Two double bedrooms
- Private garden
- Parking space & garage
- Short walk to Banstead High Street



Nestled on the charming Court Road in Banstead, The Personal Agent is thrilled to present this immaculate two bedroom ground floor maisonette. Just a short stroll from the bustling high street, this property offers both convenience and comfort in a highly sought after area.

Spanning an impressive 750 square feet, the maisonette has been meticulously re decorated and upgraded by the current owners, ensuring a modern and inviting atmosphere throughout. The thoughtful enhancements extend to the garden, which has undergone significant improvements, adding to the overall appeal of the home and providing a delightful outdoor space for relaxation or entertaining.

This property features a spacious reception room, perfect for unwinding after a long day or hosting

friends and family. The two well proportioned bedrooms offer ample space for rest and rejuvenation, while the bathroom is designed with functionality in mind.

In addition to the living space, the maisonette comes with an allocated garage and parking space, a rare find in such a prime location. This exceptional opportunity allows potential buyers to secure a turn-key property that is ready for immediate enjoyment.

Whether you are a first time buyer or looking to downsize, this maisonette on Court Road is a perfect choice. With its blend of modern upgrades, prime location, and outdoor charm, it is sure to attract interest. Do not miss the chance to make this delightful property your new home.

Tenure- Leasehold

Length of lease (years remaining) - 150

Annual ground rent amount (£) - included in the service charge

Annual service charge amount (£) - £600.00

Council tax band - C

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.



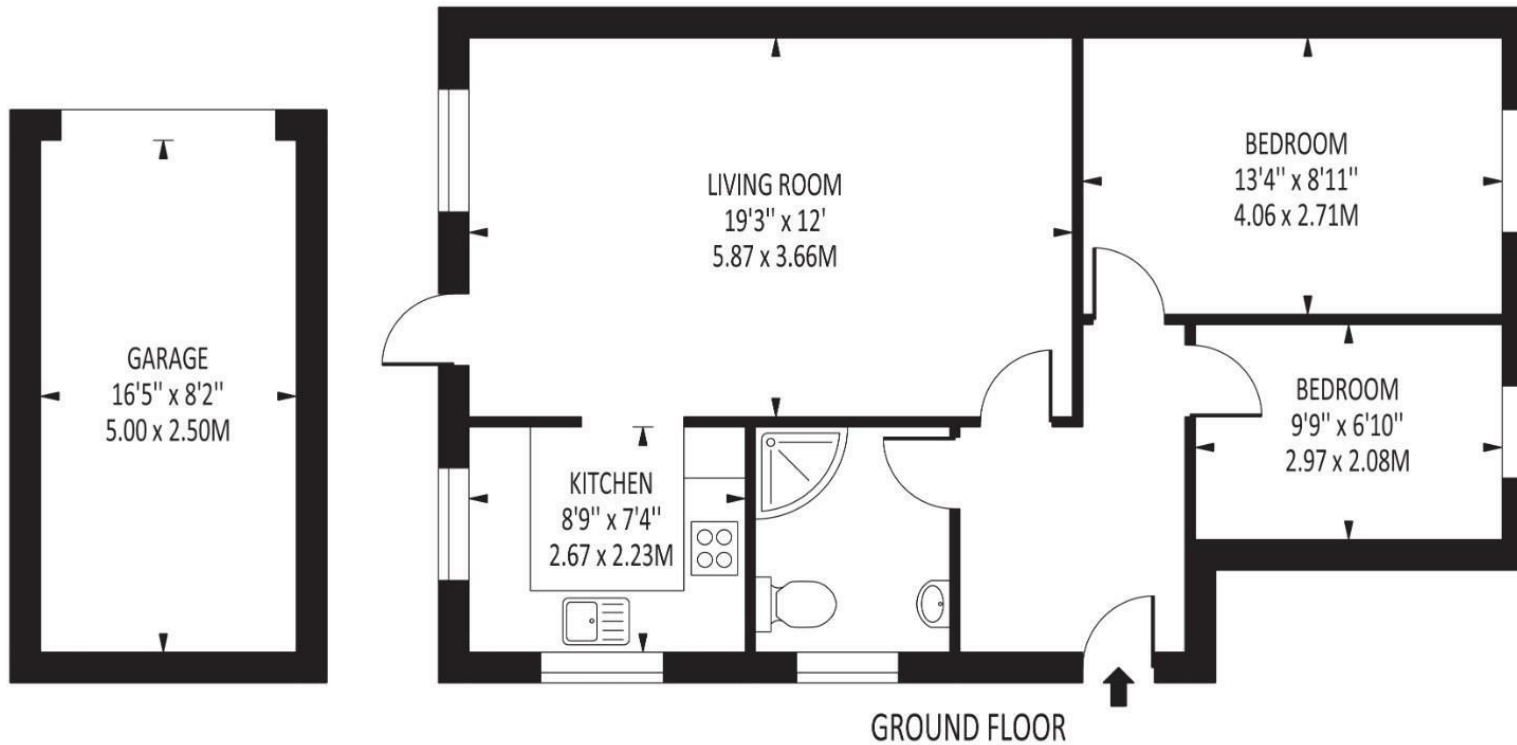


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Court Road

Total Area: 750 SQ FT • 69.69 SQ M
(Including Garage)
Garage Area : 135 SQ FT • 12.50 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		
(69-80) C	75	76
(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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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.

