



Parkwood House, Magnolia Drive, Banstead

The **PERSONAL** Agent

Offers In Excess Of £325,000 Leasehold

- Two double bedrooms
- Top floor apartment
- En suite to master
- Gated allocated parking space
- Open plan living
- Modern Kitchen
- Larger than average apartment
- Ideal first time buy or investment
- Walk to Banstead Village
- Close to Banstead station

A beautifully presented top floor apartment located at the back of the development, close to the centre of Banstead. From the moment that you step through the front door the attention to detail and quality of finish is immediately apparent. Quality fitments, stylish design touches and tasteful decor bring everything together to create an ultimate first impression.

Built in 2012 the property benefits from the remainder of its original 10 year NHBC guarantee and would suit a diverse selection of buyers; so whether you are a first time buyer, investor, making a downsize move or looking for that perfect lock up and leave bolt hole, a closer inspection is highly recommended to appreciate everything it has to offer.



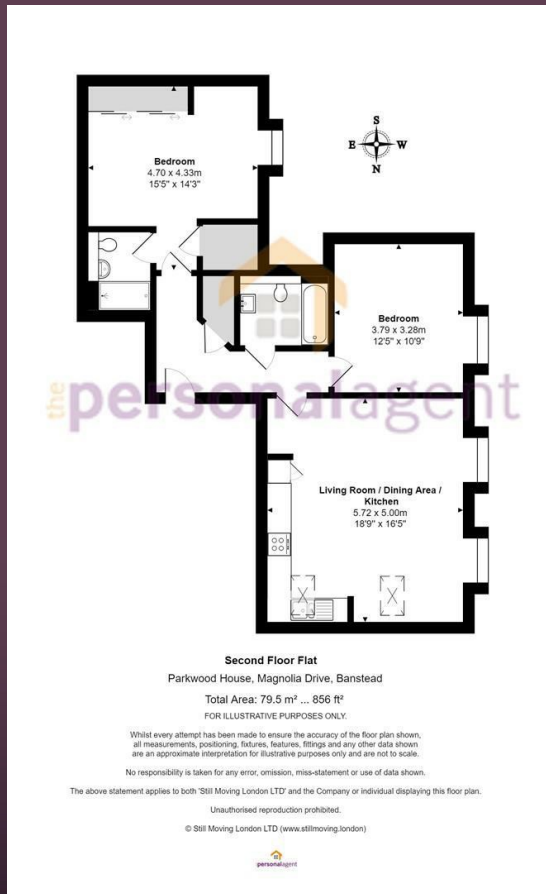
The accommodation provides the perfect layout for modern living with defined reception areas that seamlessly flow in to each other in a modern open plan layout that is perfect for entertaining, social occasions and most importantly, day to day life. The property is well proportioned with a large open plan reception room which links to the fitted kitchen, complete with integrated appliances. The generous master bedroom has built-in wardrobes and a contemporary en-suite, there is a further double bedroom and main bathroom. Outside there is allocated parking

This modern and rarely available development enjoys

a fantastic position and is within a short 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 0.6 of a Mile away. In short, the property enjoys an ideal location for accessing the area's many cultural, leisure and sport venues.







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

