



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.

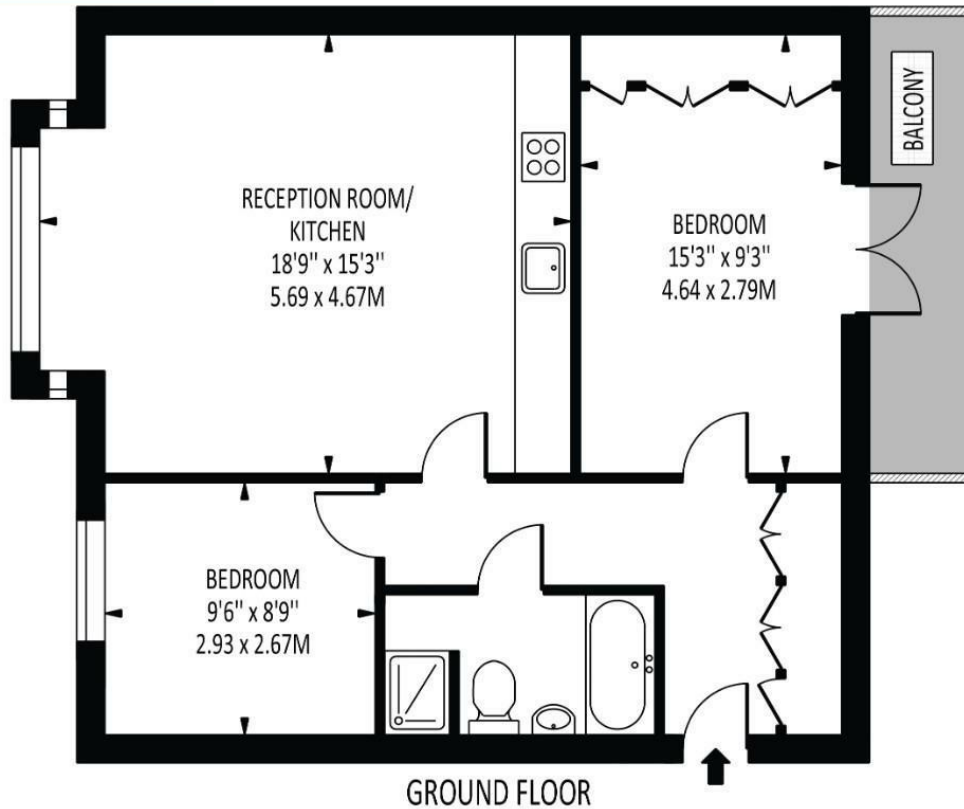




The **PERSONAL** Agent

Chartham House

Total Area: 657 SQ FT • 61.07 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	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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The
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