



Diceland Road, Banstead

The **PERSONAL** Agent

# Asking Price £230,000

## Leasehold

- No onward chain
- First Floor apartment
- Double bedroom
- Excellent location close to village
- Allocated parking space
- Double glazing
- Perfect for First Time Buyers

Situated on the sought after Diceland Road in Banstead, this delightful first floor flat presents an excellent opportunity for those seeking a comfortable and convenient living space. The property boasts a bright and airy atmosphere, enhanced by its well designed layout.

Upon entering, you will find a spacious reception room that invites relaxation and social gatherings. The double bedroom is a true highlight, featuring built in wardrobes that provide ample storage while maintaining a clean and uncluttered look. The separate kitchen is functional and well equipped, making it ideal for culinary enthusiasts. Additionally, the flat includes a three-piece bathroom, ensuring all your essential needs are met.

One of the standout features of this property is the included parking space, a valuable asset in this desirable area. Furthermore, you will appreciate the proximity to Banstead village, which is just a short stroll away. Here, you can enjoy a variety of shops, restaurants, and local amenities, making



everyday life both convenient and enjoyable.

With no onward chain, this flat is ready for you to move in and make it your own. Whether you are a first time buyer, a couple, or looking to downsize, this charming flat on Diceland Road is a wonderful choice for modern living in a vibrant community. Don't miss the chance to view this lovely property and experience all it has to offer.

Accessed via a communal entrance, this first floor apartment opens into a welcoming hallway providing access to all rooms. The bedroom is a comfortable double and benefits from built in wardrobes. The kitchen is bright and well presented, while the reception room offers a light and inviting living space. The bathroom is fitted with a three piece suite comprising a low level WC, wash hand basin, and shower.

The property is situated on a popular but quiet road, within walking distance to Banstead High Street as well as access to the

A217.

Nearby the open spaces of Banstead Downs provide beautiful walks and cycling routes, and 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 0.3 of a Mile away. In short, the property enjoys an ideal location for accessing the area's many cultural, leisure and sport venues.

Length of lease (years remaining) - 969  
Annual ground rent amount (£) - Peppercorn  
Annual service charge amount (£) - £1944.40  
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.



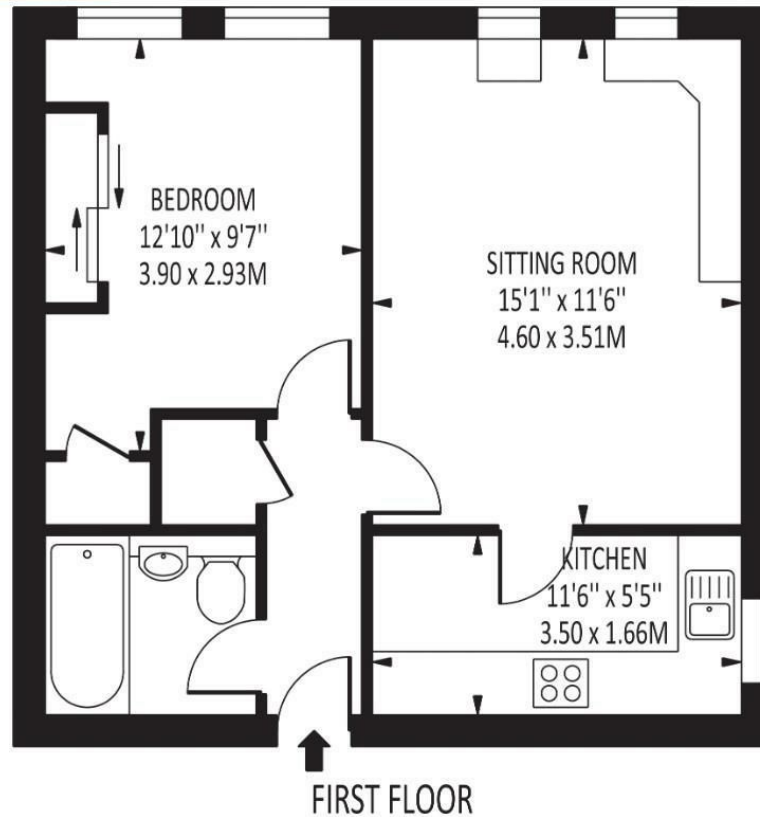


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Diceland Road

Total Area: 455 SQ FT • 42.24 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) <b>A</b>                          |           | <b>83</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            | <b>52</b> |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| 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.

