



Pound Road, Banstead

The PERSONAL Agent

Asking Price £230,000

Leasehold

- 464 sq ft property
- First floor flat
- Double bedroom 11'6 x 11'6
- Living room 14'3 x 11'6
- Refitted kitchen 9'6 x 9'6
- Leasehold 89 years remaining
- Annual service charge £ 950.00
- Annual ground rent £ 10.00
- Residents' parking
- Walking distance of Banstead village

A very well presented 464 sq ft first floor one double bedroom flat situated within walking distance of Banstead High Street. The property has been updated and much improved by the current owners.

The property consists of an entrance hall, 14'3 x 11'6 living room, 9'6 x 9'6 refitted kitchen with appliances, 11'6 x 10'6 double bedroom and a bathroom. The property has bright accommodation, has double glazed windows and has gas central heating.



The property is within walking distance of the heart of Banstead village with its excellent High Street shopping, including a Waitrose supermarket and the M&S Simply Food store. The village also has numerous high quality cafes and restaurants.

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

Council tax B

Leasehold

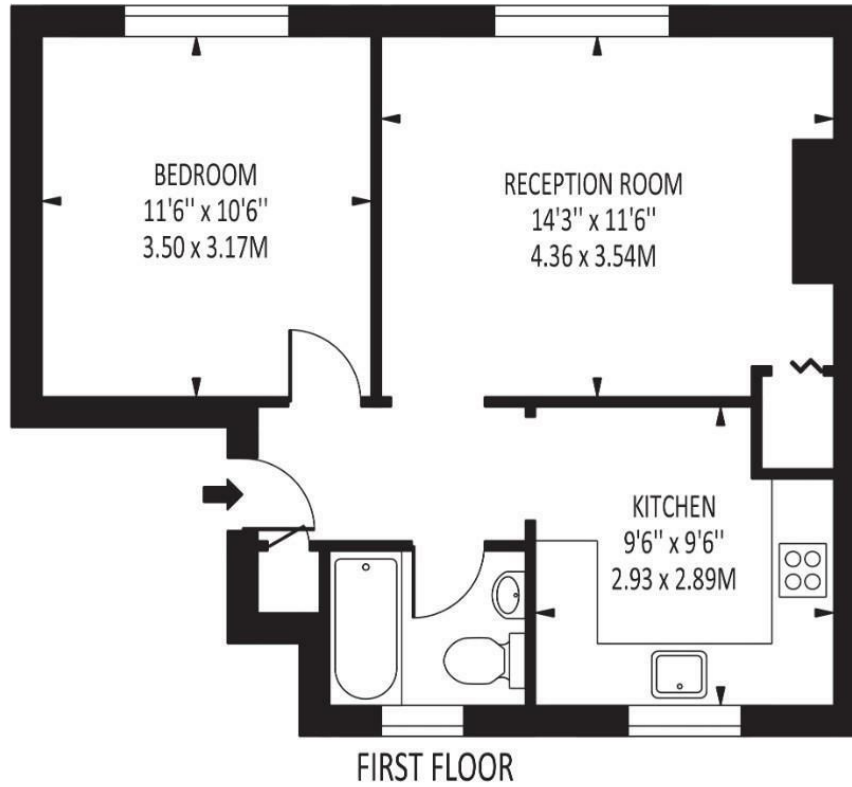




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Pound Road
Total Area: 464 SQ FT • 43.12 SQ M



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	71	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

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