

Courtlands Crescent Banstead, Surrey SM7 2PJ

CASH BUYERS ONLY. WILLIAMS HARLOW OF BANSTEAD ARE PLEASED TO OFFER AN OPPORTUNITY TO ACQUIRE a spacious TWO DOUBLE BEDROOM, GROUND FLOOR FLAT, located within a short flat level walk of Banstead Village High Street. There are attractive communal gardens, gas central heating, double glazing and freshly re-decorated throughout. There is also a single garage in nearby block. SOLE AGENTS. NO ONWARD CHAIN

Asking Price £229,950 - Leasehold



COMMUNAL ENTRANCE

Double opening communal doors giving access to the communal entrance foyer, giving access to the:

PRIVATE FRONT DOOR

Giving access through to the:

ENTRANCE HALLWAY

4.88m x 1.68m (16'0 x 5'6)

Wood effect flooring. Downlighters. Cupboard housing meters.

Radiator. Wall mounted thermostat for the central heating.

LOUNGE/DINING ROOM

4.80m x 4.39m (15'9 x 14'5)

Full height window to the side. 2 x radiators.

KITCHEN/BREAKFAST ROOM

3.81m x 2.49m (12'6 x 8'2)

Well fitted with a modern range of wall and base units. Work surfaces incorporating sink drainer with mixer tap. A comprehensive range of cupboards and drawers below the work surface with space for various domestic appliances. Eye level cupboards and a display cabinet. Chimney extractor. Wall mounted gas central heating boiler. Weekend to front. Wood effect flooring. Part tiled walls.

BEDROOM ONE

3.00m x 4.04m (9'10 x 13'3)

Window to the rear radiator. Built in wardrobes providing useful hanging and storage.

BEDROOM TWO

2.90m x 3.18m (9'6 x 10'5)

Window to front. Radiator.

BATHROOM

White suite. Panel bath with mixer tap and shower attachment. Wash hand basin with mixer tap and storage below. Heated towel rail. Fully tiled walls and tiled floor. Wall mounted extractor. Downlighters. Obscured glazed window to the front.

SEPARATE WC

Low level WC. Fully tiled walls. Wood effect flooring. Obscured glazed window to the front.

OUTSIDE

COMMUNAL GARDENS

The property is set within well maintained communal gardens principally with large areas of lawn flanked by mature flower/shrub borders and some mature trees.

GARAGE

There is a single garage located in nearby block. As you approach the garage area it is the first garage on the right and there will be allocated parking for 1-2 vehicles in front of this. The garage has a 'No Parking on Private Driveway' sign attached.

LEASE

99 years from 24th June 1960.

MAINTENANCE CHARGES

Approximately £2,278.76 per annum including Buildings Insurance.

GROUND RENT

Included with the maintenance charges.

COUNCIL TAX

Reigate & Banstead BAND D £2,235.36 2023/24



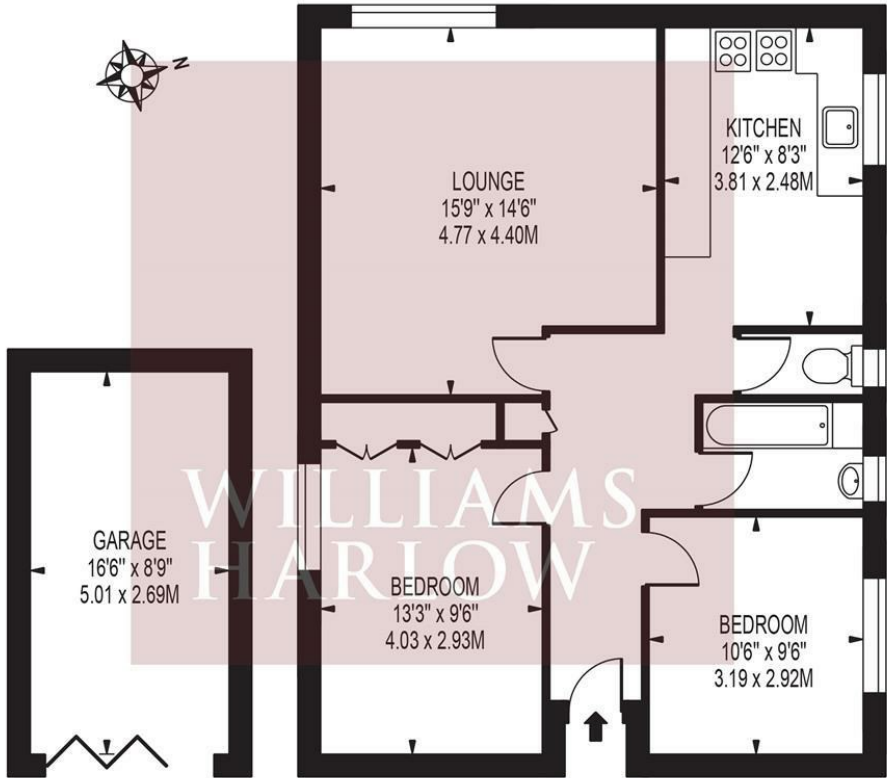
Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

WILLIAMS
HARLOW

COURTLANDS CRESCENT

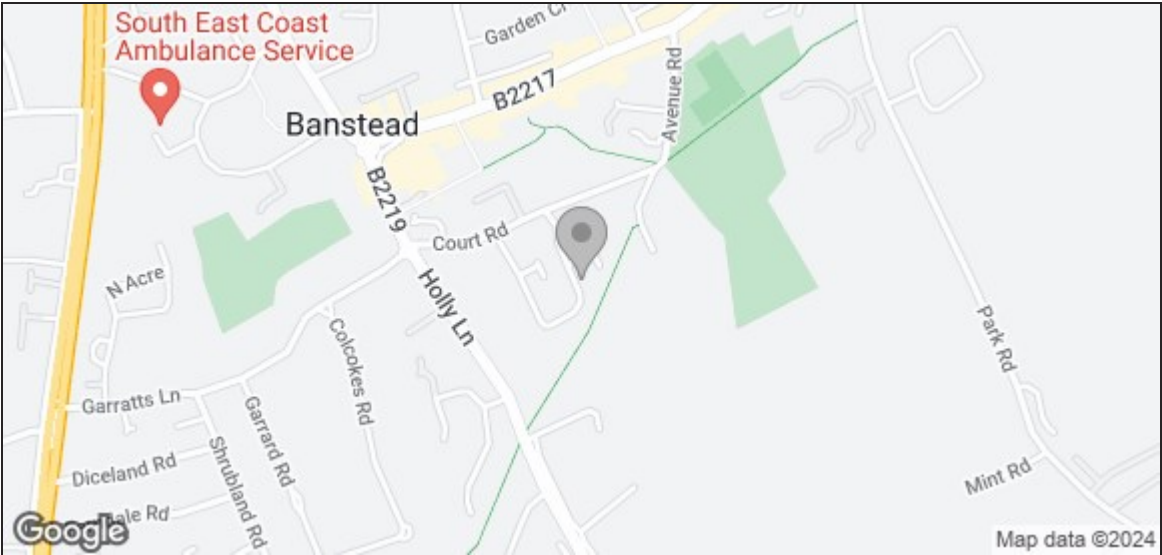
APPROXIMATE GROSS INTERNAL FLOOR AREA: 715 SQ FT - 66.47 SQ M
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 145 SQ FT - 13.48 SQ M



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 OR 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	76
England & Wales		
EU Directive 2002/91/EC		