

## Bolters Lane Banstead, SM7 2AR

A very well presented two bedroom SECOND FLOOR (TOP) retirement apartment with both stair and lift access in a central position. There is also a laundry, overnight guest accommodation, art studio and residents lounge. All is set within attractive gardens and affords an easy walk of the Banstead Village High Street with shopping facilities and public transport. NO CHAIN

Offers In The Region Of £350,000 - Leasehold



## COMMUNAL ENTRANCE

Giving access to:

## PRIVATE FRONT DOOR

Giving access through to the:

## ENTRANCE HALL

Cupboard housing electric meter, fuse board and storage cupboard.  
Emergency pull cord.

## LOUNGE/DINING ROOM

Double glazed window/door to the front giving access to Juliet balcony. Side aspect double glazed window. Fireplace feature.  
Electric storage heater. Emergency pull cord. Door giving access through to the:

## KITCHEN

Range of wall and base units. Electric hob. Fitted fridge freezer.  
Stainless steel sink with mixer tap. Double glazed window to side.

## BEDROOM ONE

Window to front aspect. Fitted wardrobes. Electric storage heater.  
Coving. Emergency pull cord.

## BEDROOM TWO

Window to front aspect. 2 wardrobes either side of the window with a dressing table and drawers below. Electric panel heater.  
Coving. This room could be used as a Dining Room. Emergency pull cord.

## SHOWER ROOM

Walk in shower cubicle. Low level WC with concealed cistern.  
Wash hand basin, cupboard and mirror above. Heated towel rail.  
Emergency pull cord.

## OUTSIDE

## PARKING

There is a residents' car park to the rear of the building that is accessed via an electronic coded gate and is operated on a first come/first served basis, together with some additional parking spaces for visitors.

## OVERNIGHT GUEST ACCOMMODATION

Available for a small charge for overnight guests.

## LAUNDRY

There is a communal residents laundry located on the ground floor.

## COMMUNAL RESIDENTS LOUNGE

Located on the ground floor of the building with a kitchen service area adjoining.

## LEASE

125 years from 2004.

## MAINTENANCE CHARGES

£2,173.00 approximately per half year.

## GROUND RENT

£209.50 approximately per half year.

## COUNCIL TAX

Reigate & Banstead BAND E £2,732.11 2023/24



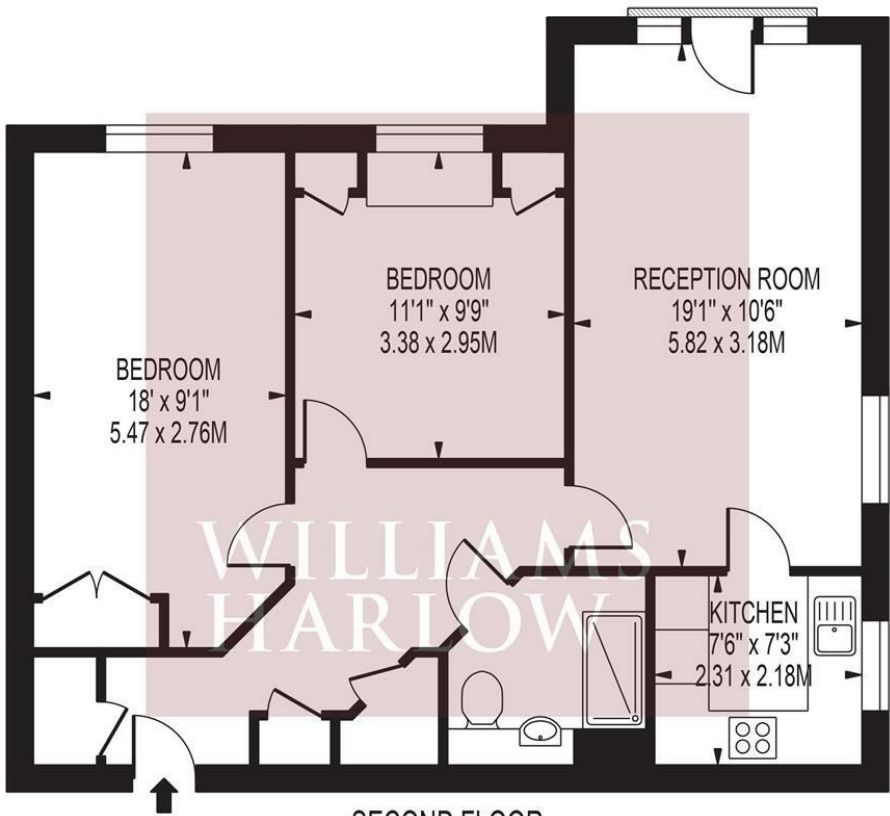


Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested 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

PEGASUS COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 711 SQ FT - 66.04 SQ M



SECOND FLOOR

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		
England & Wales	79	82
EU Directive 2002/91/EC		