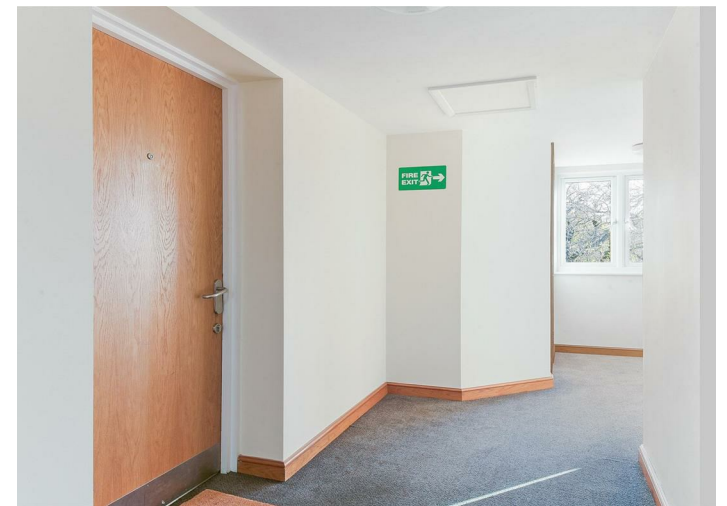




98-100 High Street, Banstead, Surrey
£269,960 - Leasehold



**WILLIAMS
HARLOW**











A centrally positioned, TWO BEDROOM top floor apartment with a fitted kitchen and a good standard of bathroom.

All is located on BANSTEAD VILLAGE HIGH STREET with a range of facilities on your doorstep.

The property is very well presented and benefits from double glazing, video entry phone system and allocated parking space within a secure gated parking area. Long Lease. SOLE AGENTS. NO CHAIN

COMMUNAL ENTRANCE

Stairs to all floors. Video entry phone system. Giving access to:

PRIVATE FRONT DOOR

Giving access through to the:

ENTRANCE HALL

Laminate flooring. Radiator. Video entry phone system. Storage both sides, one cupboard housing the electric boiler, the other for storage.

OPEN PLAN LIVING/KITCHEN

LIVING AREA

Laminate floor. Very large double glazed windows to the rear. Radiator. Coving. Downlighters.

KITCHEN AREA

The kitchen comprises of eye level and undercounter cupboards with a roll edge work surface. Fitted fridge freezer. Integrated dishwasher. Space for a washing machine. Composite sink with mixer tap. Four ring gas with extractor above and single oven below. Downlighters. Loft access with a pull down ladder. Large loft covering the space of the entire flat and is part boarded.

BATHROOM

Continuation of the laminate flooring. Obscured double glazed window to the rear. Extractor fan. Low level WC. Wash hand

basin with mixer tap. Tiled splashback. Mirror. Large walk in shower with rainfall shower and separate hand held attachment shower and is fully tiled. Heated towel rail.

BEDROOM ONE

Large double glazed window to the rear. Carpet. Downlighters. Coving.

BEDROOM TWO

Double glazed window to the rear. Radiator. Coving. Downlighters. Carpet.

OUTSIDE

PARKING

One allocated parking space accessed via gates.

LEASE

199 years from 2006.

SERVICE CHARGE

Currently £189 per month.

GROUND RENT

£62.50 per 3 months.

COUNCIL TAX

Reigate & Banstead BAND C



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.

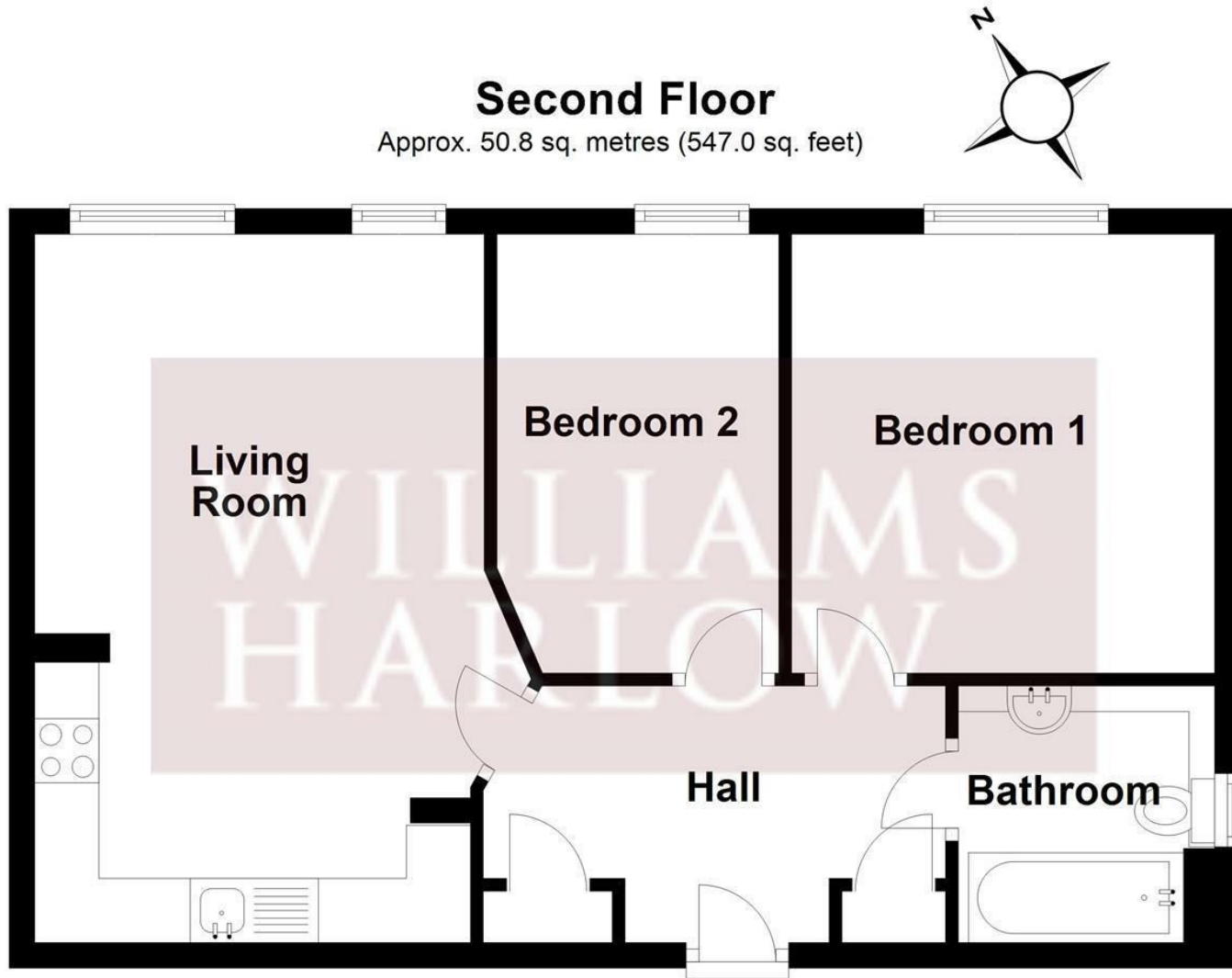
Banstead Office

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	79
(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

Total area: approx. 50.8 sq. metres (547.0 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Blunden.
Plan produced using PlanUp.

**WILLIAMS
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