WILLIAMS HARLOW

Banstead Office
Call: 01737 370022
31 High Street, Banstead, Surrey, SM7 2NH

banstead@williamsharlow.co.uk
www.williamsharlow.co.uk

Lancaster Court

Banstead, Surrey SM7 1RR

WILLIAMS HARLOW BANSTEAD ARE PLEASED TO PRESENT an opportunity to acquire a well presented TWO DOUBLE BEDROOM, first floor purpose built apartment in this popular block. The property benefits from SHARE OF FREEHOLD, private balcony and garage in nearby block. The property is surrounded by well maintained communal gardens and secure residents parking. All is within easy reach of local shops at Nork shopping parade and also Banstead mainline rail station. SOLE AGENTS. . VIEWING HIGHLY RECOMMENDED.

Asking Price £315,000 - Share of Freehold

2 1 1

COMMUNAL ENTRANCE
Communal stairs giving access to the:

FIRST FLOOR
Giving access to the:

PRIVATE FRONT DOOR
Hardwood front door, giving access through to the:

ENTRANCE HALL
Coving. Cloaks cupboard. Cupboard housing the hot water tank with cold tank above and providing further storage. Wood effect flooring.

LOUNGE/DINING ROOM
15'8 x 12'0 (49'2"'26'2" x 39'4"'0'0")
Double glazed window to the front and side. Double glazed door giving access to the private balcony. Downlighters. Electric panel heater.

RE-FITTED KITCHEN
2.90m x 2.41m (9'6 x 7'11)
A comprehensive range of high gloss eye level cupboards and cupboards/drawers below the work surface. Work surface incorporating a stainless steel drainer. Lamona integrated electric hob with extractor above and tiled splashback. Integrated Lamona electric oven. Spaces for washing machine and fridge freezer. Double glazed window enjoying a pleasant outlook over the communal grounds. Tiled floor.

BEDROOM ONE
4.78m x 3.33m (15'8 x 10'11)
Large double glazed window overlooking the private balcony. Fitted wardrobe providing useful hanging, shelves and drawers. Coving. Electric panel heater.

BEDROOM TWO
3.91m x 2.36m (12'10 x 7'9)
Double glazed window to the rear overlooking the communal grounds. Electric panel heater. Coving.

BATHROOM
Panel bath with overhead power shower. Low level WC. Wall mounted wash hand basin with storage below. Heated towel rail. Part tiled walls and tiled floor. Downlighters. Obscured double glazed window to the rear.

OUTSIDE

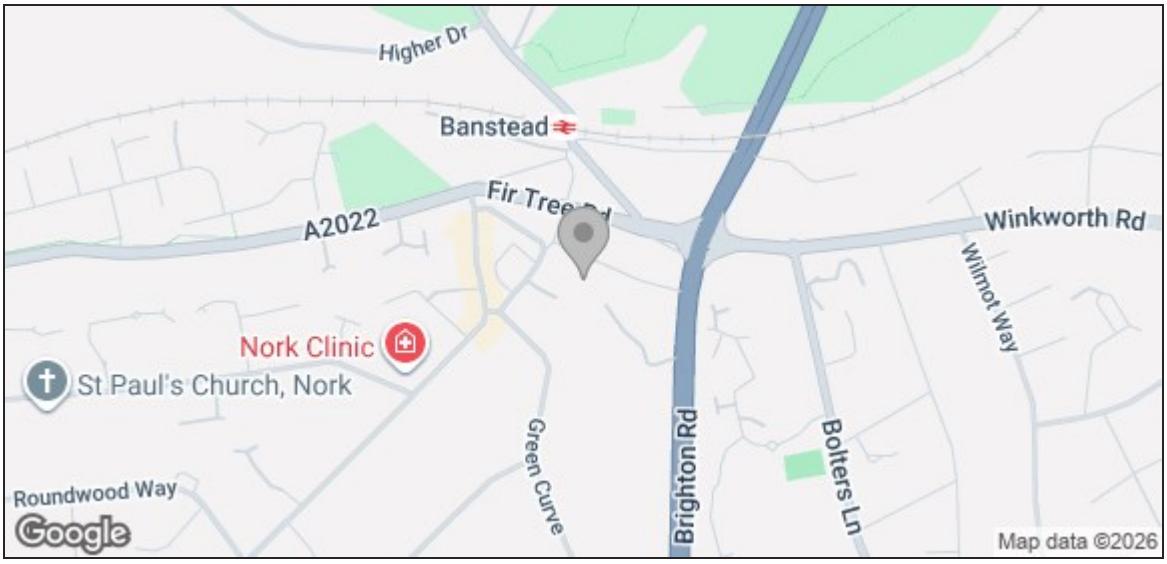
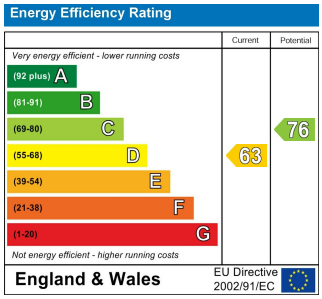
GARAGE
Single garage located in nearby block with a recently replaced metal up and over garage door.

COMMUNAL GROUNDS
There are well maintained communal grounds.

LEASE
999 years from June 2005

SERVICE CHARGE
Approx. £2100 PA

COUNCIL TAX
Reigate & Banstead Borough Council BAND C £2,271.88 2026/27

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.

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