WILLIAMS HARLOW

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Courtlands Crescent
Banstead, Surrey SM7 2PJ

WITH A RENEWED 125 YEAR LEASE. An opportunity to acquire a deceptively spacious refurbished two bedroom ground floor maisonette in popular cul-de-sac location within a flat level, easy walk of Banstead Village. The sellers have refurbished the property throughout and benefits from double glazing and gas central heating. There are attractive communal gardens to the front and rear. SOLE AGENTS. NO ONWARD CHAIN

Offers Over £350,000 - Leasehold

2 1 1



FRONT DOOR
A replacement part glazed front door giving access through to the:

ENTRANCE HALL
Wood effect flooring. Radiator. Cloaks cupboard housing meters and circuit breakers. Coving. 2 x further traditional storage cupboards. Thermostat for the gas central heating.

LOUNGE/DINING ROOM
An attractive room with double opening French doors with full height windows either side giving attractive views over the communal gardens. Wood effect flooring. Radiator. In-built shelving.

KITCHEN
3.18 x 2.13 (10'5" x 7'0")
Well fitted with a modern range of wall and base units comprising of roll edge wood effect work surfaces incorporating a 1 1/2 bowl sink drainer with mixer tap. Display cabinet. Wine rack. Fitted double oven and grill. Surface mounted four ring gas hob with extractor above. Wall mounted gas central heating boiler. Integral fridge and integral freezer. Spaces for dishwasher and washing machine. Window to the front. Radiator. Tiled floor. Part tiled walls.

BEDROOM ONE
4.57 x 3.28 (15'0" x 10'9")
Window to the front overlooking the front communal gardens. Radiator.

BEDROOM TWO
3.86 x 2.59 (12'8" x 8'6")
Window to the rear. Radiator. Good size built in cupboard.

RE-FITTED SHOWER ROOM
Fully enclosed shower cubicle. Wash hand basin with mixer tap and cupboard below, mirrored cabinet above. Obscured glazed window to the front. Radiator.

SEPARATE WC
Low level WC. Tiled floor. Fully tiled walls. Radiator.

OUTSIDE
The property is surrounded by well maintained communal gardens which are principally laid to large areas of well manicured lawns interspersed with attractive flower and shrub borders.

LEASE
From 24 June 1960 - 35 years remaining.

SERVICE CHARGE
£435.07 per annum

GROUND RENT
£29.40 per annum

COUNCIL TAX
Reigate & Banstead BAND D £2,339.35 2024/25

SELLER IMPROVEMENTS
New oven.
Boiler fitted approximately 2 years ago.
New shower room.
New flooring and carpets throughout.
New sockets and light fixtures.

LEASE EXTENSION COSTS
The sellers are in the process of confirming the price of the lease from the Freeholder















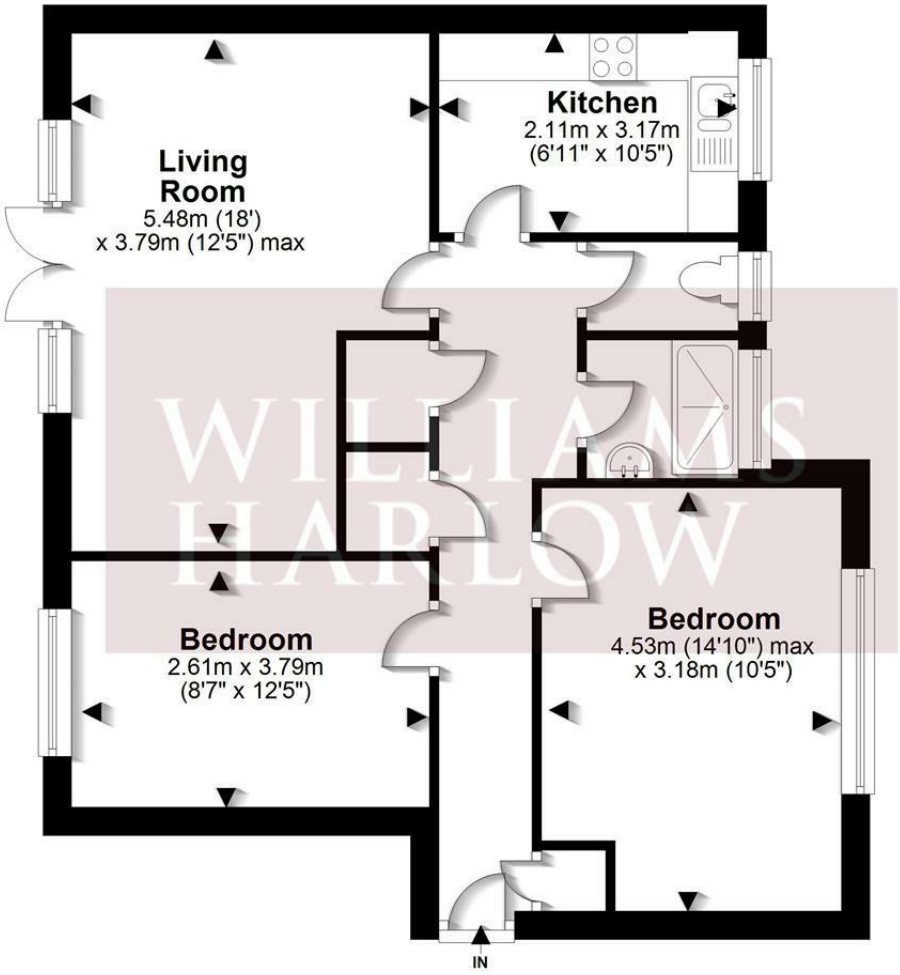


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Ground Floor

Approx. 66.3 sq. metres (713.8 sq. feet)



Total area: approx. 66.3 sq. metres (713.8 sq. feet)

