

**WILLIAMS
HARLOW**

Banstead Office
Call: 01737 370022

31 High Street, Banstead, Surrey, SM7 2NH

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

134 Great Tattenhams

Epsom, Surrey KT18 5SF

WILLIAMS HARLOW OF BANSTEAD ARE PLEASED TO OFFER an opportunity to acquire a BRAND NEW LUXURY TWO BEDROOM FIRST FLOOR RETIREMENT APARTMENT on this exciting development by Churchill Retirement Living. All is located close to the famous Epsom Downs Racecourse, local amenities, excellent transport connections including mainline BR station at Tattenham Corner with direct service to London. There is a communal Owners' Lounge with coffee bar, Guest Suite, landscaped gardens, lift access to all floors and free parking.

£727,950 - Freehold



COMMUNAL ENTRANCE

Entry phone system. Stairs and lifts to the:

FIRST FLOOR

Giving access to the:

PRIVATE FRONT DOOR

Giving access through to the:

ENTRANCE HALL

8.1 x 1.25 (26'6" x 4'1")

Cupboard housing electric meter. Radiator. Entry phone system. Thermostat for the heating.

LIVING ROOM

6.8 x 4.7 (22'3" x 15'5")

Window to the side. Radiator. Electric feature fireplace. Storage cupboards. Doorway giving access through to the:

KITCHEN

A comprehensive range of Moore's base and wall kitchen units. Stainless steel unit with mixer tap. Integrated Hoover washer/dryer. Integrated Hoover fridge freezer. Stainless steel single oven, electric hob with a stainless steel extractor above.

BEDROOM ONE

6.97 x 3.37 (22'10" x 11'0")

Window to the side. Radiator. Walk in wardrobe. Doorway providing access through to the:

EN-SUITE

Walk in shower with glass shower screen. Low level Roca WC. Vanity unit incorporating a Roca wash hand basin with mixer tap. Mirrored bathroom cabinets. Heated towel rail. Slip resistant flooring. Tiled walls.

'L' SHAPED BEDROOM TWO

6.22 x 2.95 maximum (20'4" x 9'8" maximum)

Window to the side. Radiator. Built in wardrobe.

'L' SHAPED BATHROOM

2.46 x 3.5 (8'0" x 11'5")

Panel bath with mixer tap and shower with glass shower screen. Low level Roca WC. Vanity unit incorporating a Roca wash hand basin with mixer tap. Mirrored bathroom cabinets. Heated towel rail. Slip resistant flooring. Tiled walls.

LEASE

999 Year Lease from February 2022.

MAINTENANCE/GROUND RENT CHARGES

£5591.50 per annum

COUNCIL TAX

Reigate & Banstead Borough Council BAND F £3,126.38 2022/23

SPECIFICATION

KEY FEATURES

- Exclusively for the over 60s
- Video entry system
- Intruder alarm
- 24-hour support provided by a call system

- Full fitted kitchen with integral upright fridge freezer and washer/dryer
- Provision for a dishwasher
- Walk-in wardrobes to main bedroom*
- Free parking
- Landscaped gardens
- Lodge Manager
- Owners' Lounge and coffee bar
- Lift to all floors
- Guest Suite with shower room
- Juliette balconies and patios to selected apartments

*Selected apartments only.

TWO BEDROOM APARTMENT

These beautiful apartments come with a fully fitted kitchen, spacious living room, separate shower room and a large bedroom.

The kitchen has been designed for practicality, with an upright fitted fridge freezer, hob and a waist-height oven to save bending down. There's also an integral washer/dryer and provision for a dishwasher. Shower rooms feature low-level shower trays and easy turn taps. Walk-in wardrobes in the bedroom are available in selected apartments and all apartments include space for storage.

DEVELOPMENT

This beautiful retirement development of one and two bedroom apartments enjoys an unrivalled, central location, close to all essential amenities and public transport. Stanley Lodge comprises 34 apartments and includes an Owners' Lounge with coffee bar, creating the perfect location for socialising with like-minded neighbours when you wish. Well-located, the development is within easy reach of the local shops, restaurants and travel amenities, so you can enjoy an independent, active retirement.

*Cashback and gift card T&Cs apply. Visit

www.churchillretirement.co.uk/promotion/up-to-20000-cashback for more information

SOCIAL & COMMUNAL LIFESTYLE

Communal gardens are carefully landscaped, giving you the perfect place to relax and enjoy an afternoon cup of tea, without having to worry about the maintenance and upkeep that a large garden so often demands. The carefully designed Owners' Lounge comes complete with a coffee bar and is a popular feature, providing the perfect venue for entertaining, participating in activities organised by your Lodge Manager, or just relaxing with a book. Events include everything from cheese and wine evenings to keep fit classes, giving you the chance to socialise as much as you like throughout the year.

SAFETY & SECURITY

Your safety and security are of paramount importance. Every apartment is fitted with a 24-hour support system, while a video entry system is installed as standard, so you can feel safe and secure in your retirement. Intruder alarms and fire and smoke detectors are fitted throughout the Lodge, while a Lodge Manager is on hand to assist you with anything else you might need.

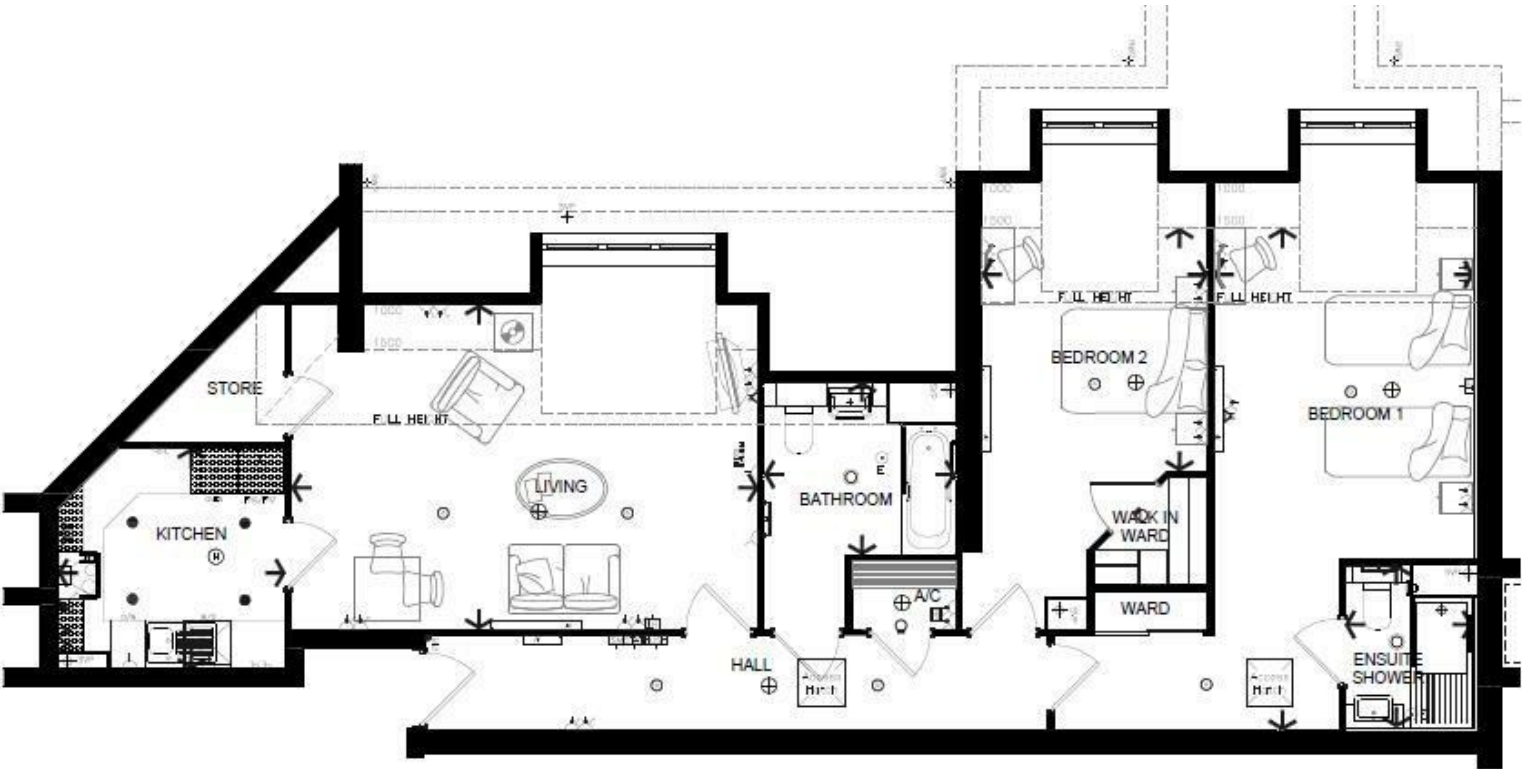
GUEST SUITE

The fully furnished Guest Suite provides an ideal space for your family and friends to stay over when visiting, while a lift to all floors is installed for your convenience.



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
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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		
EU Directive 2002/91/EC		