

Upper Dunnymans Banstead, Surrey SM7 2AT

£260,000 - Leasehold



Welcome to this superb one double bedroom apartment located in Kensington House, Upper Dunnymans, Banstead. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for individuals or couples seeking a peaceful retreat while remaining close to the vibrant Banstead village.

Upon entering the apartment, you will find a well-proportioned reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The bedroom is generously sized, ensuring a restful night's sleep, while the bathroom is thoughtfully designed for both functionality and style.

The apartment is presented in good decorative order throughout, allowing you to move in with ease and make it your own. With a 999-year lease from 1986, you can enjoy the security and stability that comes with long-term ownership.

One of the standout features of this property is the allocated parking space, providing you with the convenience of off-street parking in a quiet location. This is a rare find in such a desirable area, where you can enjoy the peace and tranquillity of your surroundings.

Kensington House is ideally situated, offering easy access to the local amenities of Banstead village, where you will find a variety of shops, cafes, and restaurants. The surrounding area is also well-connected by public transport, making it easy to explore further afield.

In summary, this charming apartment in Kensington House presents an excellent opportunity for those looking to enjoy a comfortable lifestyle in a sought-after location. Don't miss your chance to make this lovely property your new home.



COMMUNAL FRONT DOOR

Communal front door with communal entry phone system. Giving access to:

COUNCIL TAX

Reigate & Banstead BAND C £2,271.88 2026/27

COMMUNAL LOBBY

Stairs rising to the first floor landing with meter cupboard to side and:

PRIVATE FRONT DOOR

Giving access through to:

ENTRANCE HALL

2.57m x 2.51m maximum (8'5 x 8'3 maximum)

Access to loft void. Entry phone system. Radiator. Coving. Large cloaks cupboard with hanging rail and storage above. Further storage cupboard housing the gas central heating boiler.

LOUNGE/DINING ROOM

4.42m x 3.43m (14'6 x 11'3)

Window to front. Radiator. Coving. Thermostat for gas central heating.

KITCHEN

3.43m x 2.21m (11'3 x 7'3)

Fitted with a range of wall and base units comprising of roll edge work surface incorporating a 1 1/2 bowl stainless steel sink drainer with mixer tap. There is a comprehensive range of cupboards and drawers below the work surface with space for two domestic appliances. Fitted oven and grill. Surface mounted four ring gas hob with extractor above. Part tiled walls. Window to front. Radiator. Time clock and switch gear for the central heating.

DOUBLE BEDROOM

3.23m x 3.10m (10'7 x 10'2)

Window to front. Radiator. A comprehensive range of built in furniture comprising of fitted wardrobes and storage shelving. Coving.

RE-FITTED SHOWER ROOM

Fully enclosed shower cubicle. Pedestal wash hand basin with mixer tap. Low level WC with concealed cistern. Fully tiled walls. Tiled floor. Radiator. Obscured glazed window to the front. Downlighters, one of which incorporates an extractor.

OUTSIDE

The property has well maintained communal gardens which comprise of various flower and shrub borders and areas of lawn.

PARKING

There is one allocated parking space.

LEASE

999 YEAR LEASE FROM 1986

SERVICE CHARGES

The ground rent, maintenance charges and the communal buildings insurance are paid on a combined payment of £217.98 per month.

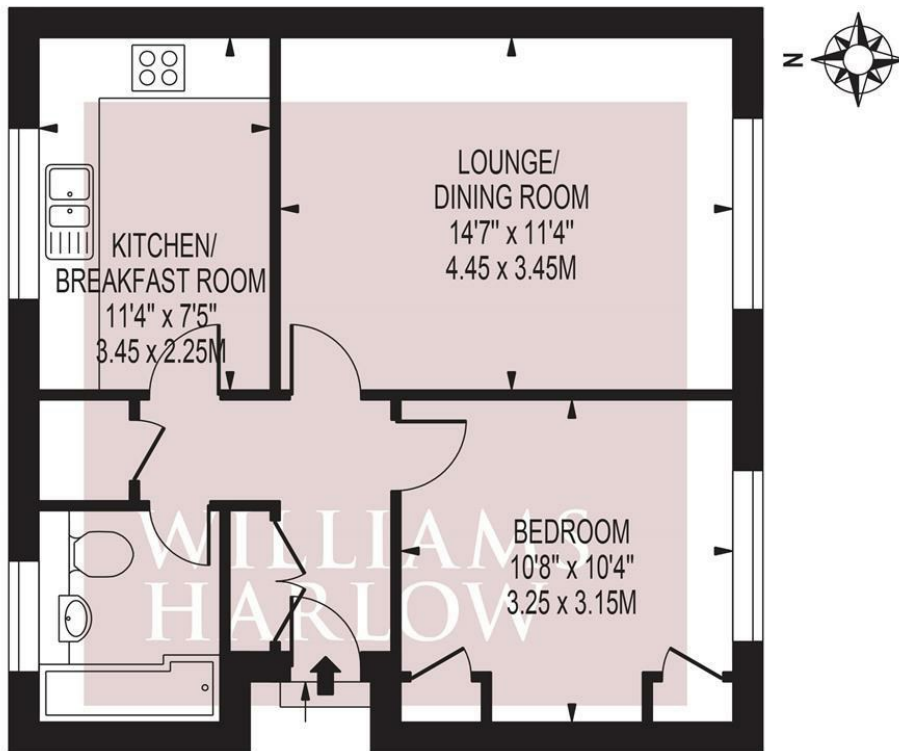


Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested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

KENSINGTON HOUSE

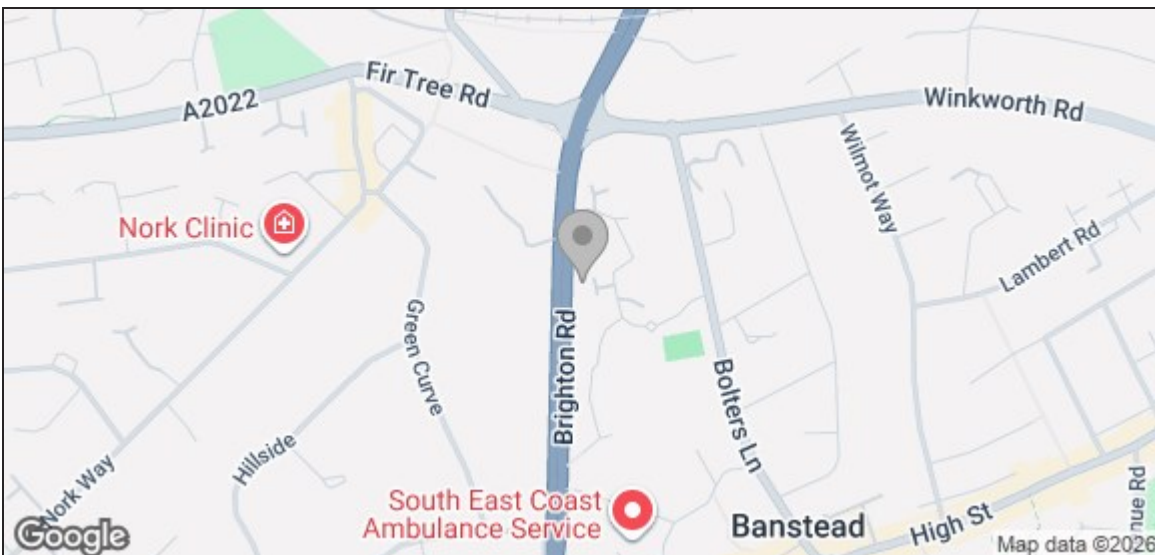
APPROXIMATE GROSS INTERNAL FLOOR AREA: 491 SQ FT - 45.66 SQ M



FIRST 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			56
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	