

**WILLIAMS
HARLOW**

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WILLIAMS HARLOW BANSTEAD ARE PLEASED TO PRESENT a rare opportunity to acquire a spacious luxury two double bedroom first floor apartment benefiting from its own private balcony (19'0 x 5'7). The property also benefits from having a main bathroom plus en-suite to the master bedroom, fully fitted kitchen, gas central heating, double glazing and allocated parking. SOLE AGENTS. NO CHAIN

Asking Price £345,000 - Leasehold



COMMUNAL FRONT DOOR

With video entry system. Stairs rising to the:

FIRST FLOOR LANDING

Giving access to:

PRIVATE FRONT DOOR

Leading through to:

GENEROUS ENTRANCE HALL

Wooden flooring. Radiator. Downlighters. Large storage cupboard. Further cupboard to the side housing insulated cylinder.

DOUBLE ASPECT LOUNGE

5.44m x 3.81m (17'10 x 12'6)

2 x windows to the front and further obscured glazed window to the side. 2 x radiators. Wooden flooring. Television point. Opening through to:

KITCHEN

3.12m x 2.08m (10'3 x 6'10)

Well fitted with a range of wall and base units comprising of roll edge work surfaces incorporating a 1 1/2 bowl stainless steel sink drainer with mixer tap. There are a comprehensive range of cupboards and drawers below the work surface with integral appliances of washing machine, dishwasher, fridge and freezer. Fitted oven and grill. Surface mounted four ring halogen hob with stainless splashback and chimney extractor above. A comprehensive range of eye level cupboards benefitting from underlighting, one of which houses the gas central heating boiler. Obscured glazed window to side. Tiled floor. Downlighters.

MASTER BEDROOM

3.66m x 2.84m maximum (12'0 x 9'4 maximum)

Double opening doors leading to private balcony. Radiator. Wooden flooring. Fitted wardrobe. Doorway to:

EN-SUITE SHOWER ROOM

Fully enclosed shower cubicle. Wash hand basin with mixer tap. Low level WC concealed cistern. Half height tiling and tiled floor. Heated towel rail. Shaver point. Downlighters. Ceiling mounted extractor.

BEDROOM TWO

3.12m x 2.49m (10'3 x 8'2)

Double opening glazed doors giving access to private balcony. Radiator. Wooden flooring.

PRIVATE BALCONY

5.79m x 1.70m (19'0 x 5'7)

Wooden decking and wrought iron balustrade. Outside lighting.

BATHROOM

White suite. Panel bath with a wall mounted mixer tap, independent shower and glass shower screen. Wash hand basin with mixer tap. Low level WC with concealed cistern. Part tiled walls and tiled floor. Radiator. Downlighters. Shaver point. Ceiling mounted extractor.

OUTSIDE

The property is surrounded by well maintained communal gardens comprising of areas of lawn, flower/shrubs, hedging and mature trees.

PARKING

There is one allocated car parking space.

LEASE

125 years from approximately 2012.

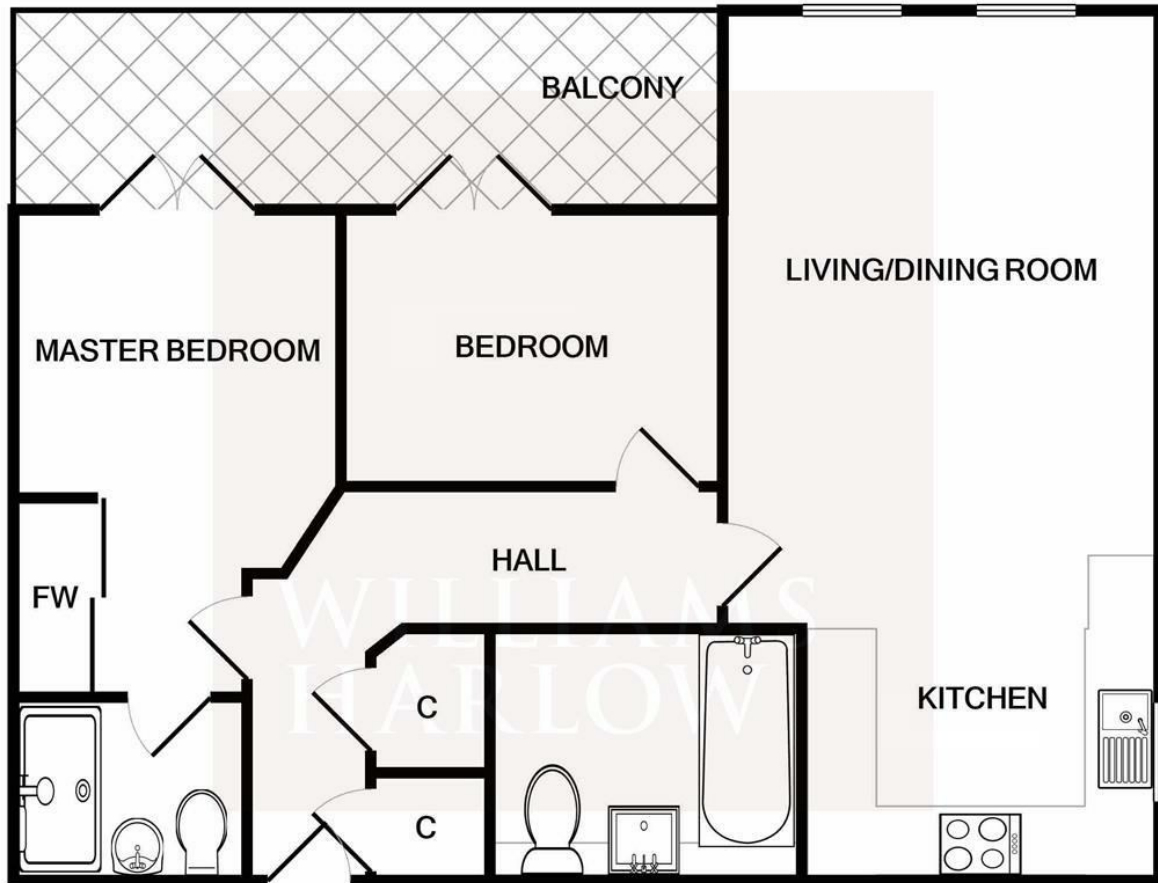
GROUND RENT

£600 per year, doubling after 20 years.

MAINTENANCE CHARGE

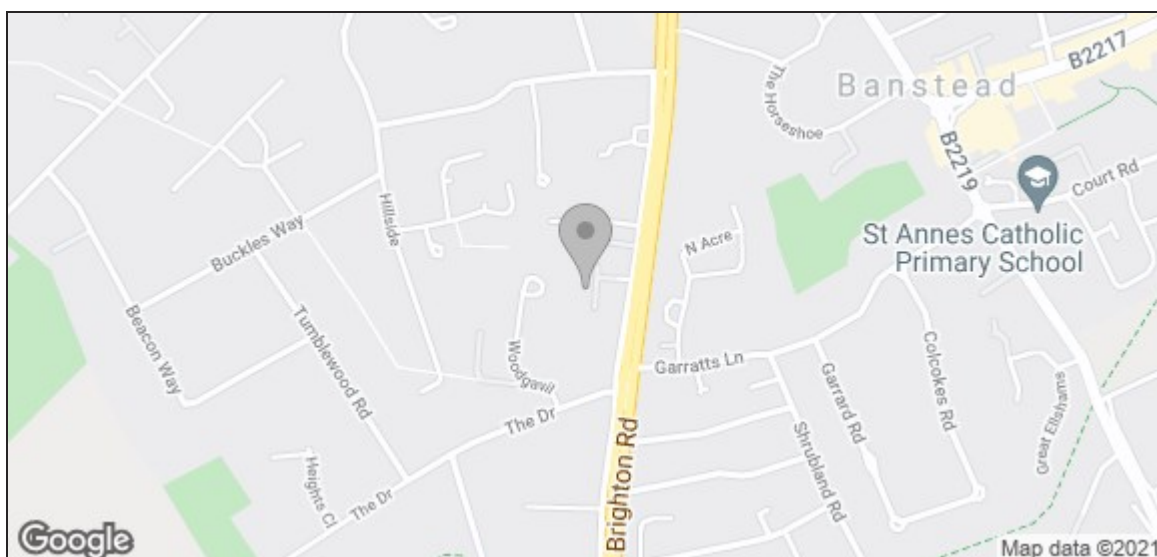
£1,200 approximately per year which includes Buildings Insurance.





TOTAL APPROX. FLOOR AREA 702 SQ.FT. (65.2 SQ.M.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst care is taken in the preparation of this plan, please check all dimensions, shapes before making decisions reliant upon them. KEY: C = CUPBOARD FW = FITTED WARDROBE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	83
(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		