

# 8 Hurley Close

Banstead, SM7 1BY



**Asking Price £325,000 - Leasehold**

Being sold with a new 125 year lease and no ground rent to pay a splendid first-floor apartment located on Hurley Close in the charming town of Banstead. This property is in excellent condition and is ideally situated, offering easy access to Banstead train station and the vibrant Banstead Village High Street, making it perfect for those who appreciate convenience and community.

The apartment features two generously sized double bedrooms, both equipped with built-in double wardrobes, providing ample storage space. The master bedroom benefits from an en-suite bathroom, ensuring privacy and comfort. In addition to the en-suite, there is a second well-appointed bathroom, making this home suitable for both families and professionals alike.

The heart of the home is the stylish open-plan kitchen-diner, which creates a welcoming space for entertaining guests or enjoying family meals. The modern design is complemented by double glazing and gas central heating, ensuring a warm and inviting atmosphere throughout the year.

For added security and peace of mind, the property is equipped with a secure video entry phone system. Furthermore, it includes allocated off-street parking for one vehicle, a valuable feature in this sought-after area.

This apartment is offered chain-free, making it an attractive option for those looking to move in without delay. With its prime location and excellent amenities, this property is a fantastic opportunity for anyone seeking a comfortable and convenient lifestyle in Banstead.



## ENTRANCE

Secure video entry phone into hallway and stairs to first floor

## HALLWAY

Wood flooring and store cupboard

## BEDROOM 1

3.47 x 3.08 (11'4" x 10'1")

Double size bedroom with built-in wardrobes and wood flooring.

## EN-SUITE

Modern En-suite shower room to bedroom 1 with shower cubicle, WC and hand-basin

## BEDROOM 2

3.57 x 2.80 (11'8" x 9'2")

Double size with wood flooring and built-in wardrobes

## BATHROOM

Family bathroom with bath, WC and hand-basin

## LOUNGE -KITCHEN-DINER

6.94 x 3.94 (22'9" x 12'11")

Open-plan with modern kitchen with all integrated appliances and access points for SKY cable TV. Good condition with large windows for lots of natural light.

## OUTSIDE

Allocated car parking space, communal grounds and gated drive

## COUNCIL TAX

Council Tax Band D £2,555.86 2026/27

## LEASE

A new 125 year lease

## SERVICE CHARGES

Approximately £1,400.00 per annum.

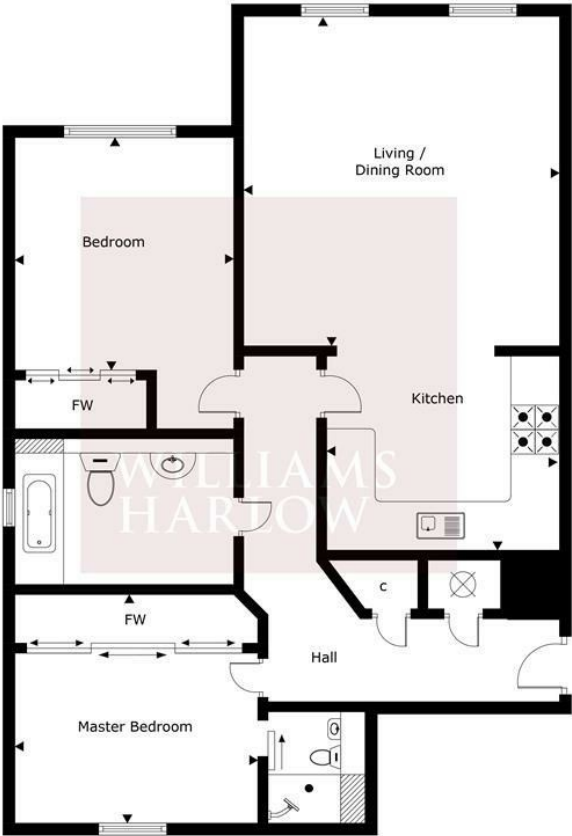
## GROUND RENT

Nil

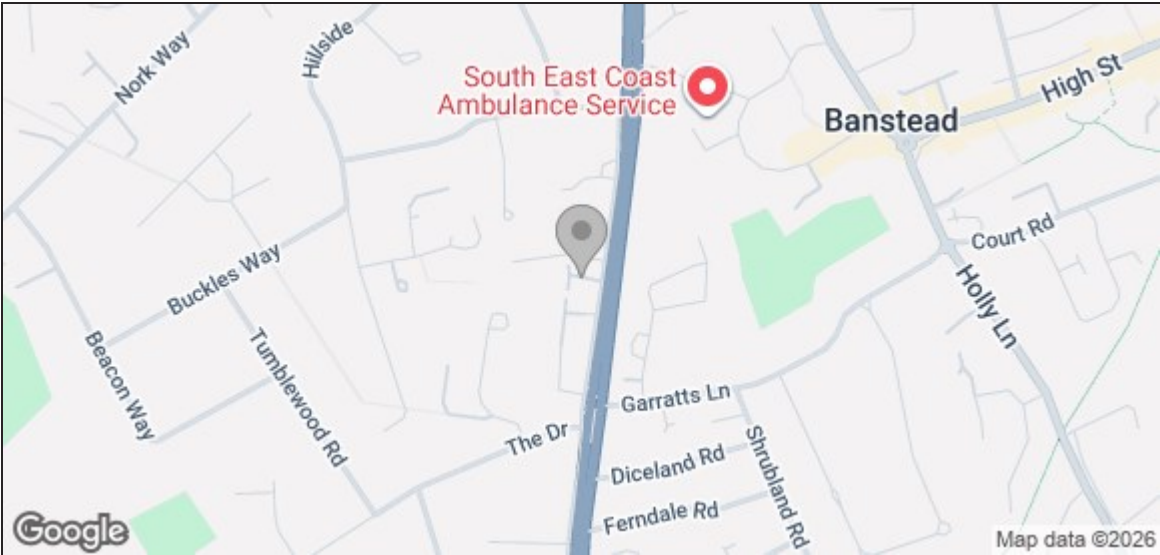


Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested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



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                                   |                         |           |
| (69-80) C                                   | 84                      | 85        |
| (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 |           |