24 Diceland Road, Banstead,

£365,000 - Leasehold

2 2 1

WILLIAMS HARLOW

SOUTH AFRICA

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This superb top floor luxury apartment in Banstead presents an exceptional opportunity for those seeking a modern and spacious living environment. Spanning over 1000 square feet, the property boasts two generously sized double bedrooms, with the principal bedroom featuring a convenient en-suite bathroom, ensuring both comfort and privacy.

The apartment is designed to an excellent standard, showcasing a contemporary kitchen and bathrooms that are both stylish and functional. The interior is in impeccable decorative order, allowing you to move in with ease and enjoy your new home from day one.

In addition to the impressive living space, the property benefits from allocated parking for one vehicle, providing added convenience. Residents can also take advantage of the attractive communal gardens within the secure gated complex, perfect for relaxation or socialising with neighbours.

Situated just a short walk from Banstead Village High Street, you will find a variety of shops, cafes, and amenities at your fingertips, making this location both practical and appealing. This apartment is ideal for those looking for a blend of luxury, comfort, and accessibility in a vibrant community. Don't miss the chance to make this exquisite property your new home.

THE PROPERTY

Banstead Village High Street can be found a short walkaway from this stunning two double bedroom apartment boasting over 1000 sq ft of accommodation in this modern development. As an apartment the size and specification it is rare to find one so close to the village offering such size and potential. You will find the property has an unique entrance via its own front door from the first floor foyer which rises to a generous entrance hall with a recess that could be well used as a study area. The lounge/dining room is huge with a southerly aspect overlooking the communal gardens to the rear. Both bedrooms are a uniform size easily accommodating large double beds. The principle bedroom has an en-suite shower room plus there is the main bathroom. The kitchen is well fitted with a luxury finish.

OUTSIDE

You will not be disappointed. This development is accessed via an electronically controlled security gates. The communal gardens are found mainly to the rear with areas of lawn, flower and shrub borders a great area for relaxation and entertainment. There is also one allocated parking space.

LOCAL AREA

The property is within walking distance of Banstead Village which offers an array of local shops, restaurants, cafes and all local amenities. There are excellent connections to the A217 road network which connects to the M25, M23 and A3, as well excellent local schools both at primary and secondary level and the benefit of the countryside on your doorstep. The area is relaxed and a lovely neighbourhood with a thriving community where people feel fully invested.

LOCAL SCHOOLS

St Annes Catholic Primary School – Ages 4-11
Banstead Infant School – Ages 4-7
Banstead Community Junior School – Ages 7-11
Banstead Preparatory School – Aged 2-11
The Beacon School Secondary School – Ages 11-16
Aberdour School – Ages 2-11

LOCAL BUSES

S1 Banstead to Lavender Field (Mitcham) via Sutton
166 Banstead to Epsom Hospital via Epsom Downs, Banstead, Woodmansterne, Coulsdon, Purley, West Croydon Bus Station
420 Sutton to Crawley via Banstead, Tattenham Corner, Tadworth, Kingswood, Lower Kingswood, Reigate, Redhill, Earlswood, Salfords, Horley, Gatwick Airport (South)
420 Sutton to Redhill, via Banstead, Tadworth, Lower Kingswood, Reigat

LOCAL TRAINS

Banstead Train Station – London Victoria 1 hour
Sutton – London Victoria 33 minutes
Sutton to London Bridge 39 minutes
Tattenham Corner Station – London Bridge, 1 hour 9 min

WHY WILLIAMS HARLOW

From our prominent Banstead Village office open seven days we offer specific and professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity. Our staff are highly trained and experts in their fields.

LEASE

125 years from 7th February 2017

MAINTENANCE CHARGES

£232.92 per month

GROUND RENT

£300 per annum

COUNCIL TAX

Reigate & Banstead BAND D £2,555.86 2026/27

AI ENHANCEMENT

Some "Virtually Staged" or "AI-Enhancements" are shown within this listing please contact us for further details if anything is unclear

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.

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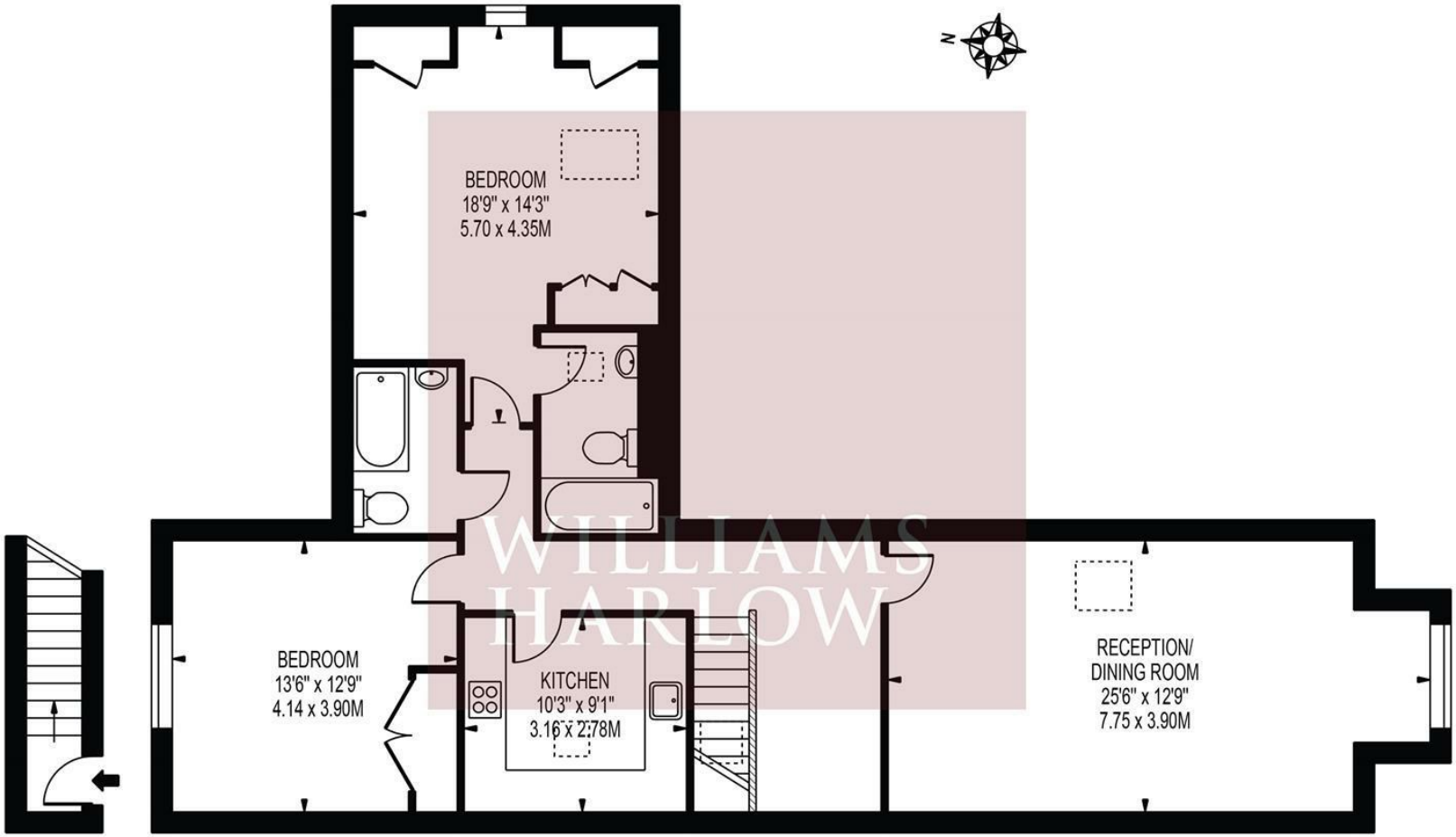
ISABELLA APARTMENTS

APPROXIMATE GROSS INTERNAL FLOOR AREA: **1119 SQ FT - 103.92 SQ M**



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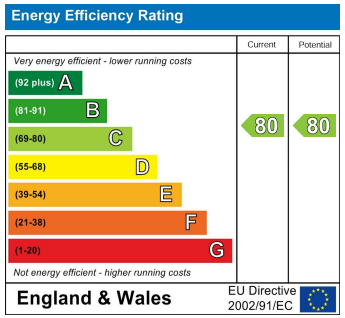

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