



98-100 High Street, Banstead, Surrey  
£259,960 - Leasehold



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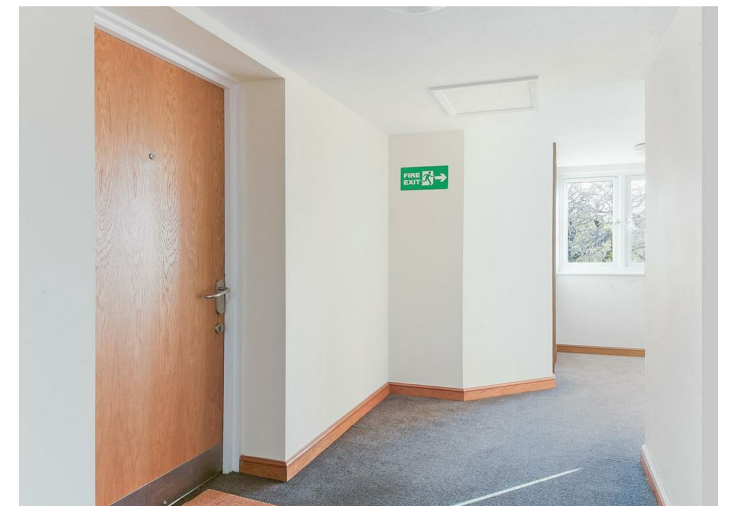


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**WILLIAMS  
HARLOW**











A centrally positioned, TWO BEDROOM top floor apartment with a fitted kitchen and a good standard of bathroom.

All is located on BANSTEAD VILLAGE HIGH STREET with a range of facilities on your doorstep.

The property is very well presented and benefits from double glazing, video entry phone system and allocated parking space within a secure gated parking area. Long Lease. SOLE AGENTS. NO CHAIN

### COMMUNAL ENTRANCE

Stairs to all floors. Video entry phone system. Giving access to:

### PRIVATE FRONT DOOR

Giving access through to the:

### ENTRANCE HALL

Laminate flooring. Radiator. Video entry phone system. Storage both sides, one cupboard housing the electric boiler, the other for storage.

### OPEN PLAN LIVING/KITCHEN

### LIVING AREA

Laminate floor. Very large double glazed windows to the rear. Radiator. Coving. Downlighters.

### KITCHEN AREA

The kitchen comprises of eye level and undercounter cupboards with a roll edge work surface. Fitted fridge freezer. Integrated dishwasher. Space for a washing machine. Composite sink with mixer tap. Four ring gas with extractor above and single oven below. Downlighters. Loft access with a pull down ladder. Large loft covering the space of the entire flat and is part boarded.

### BATHROOM

Continuation of the laminate flooring. Obscured double glazed window to the rear. Extractor fan. Low level WC. Wash hand

basin with mixer tap. Tiled splashback. Mirror. Large walk in shower with rainfall shower and separate hand held attachment shower and is fully tiled. Heated towel rail.

### BEDROOM ONE

Large double glazed window to the rear. Carpet. Downlighters. Coving.

### BEDROOM TWO

Double glazed window to the rear. Radiator. Coving. Downlighters. Carpet.

### OUTSIDE

### PARKING

One allocated parking space accessed via gates.

### LEASE

199 years from 2006.

### SERVICE CHARGE

Currently £189 per month.

### GROUND RENT

£62.50 per 3 months.

### COUNCIL TAX

Reigate & Banstead BAND C



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Banstead Office

Call: 01737 370022

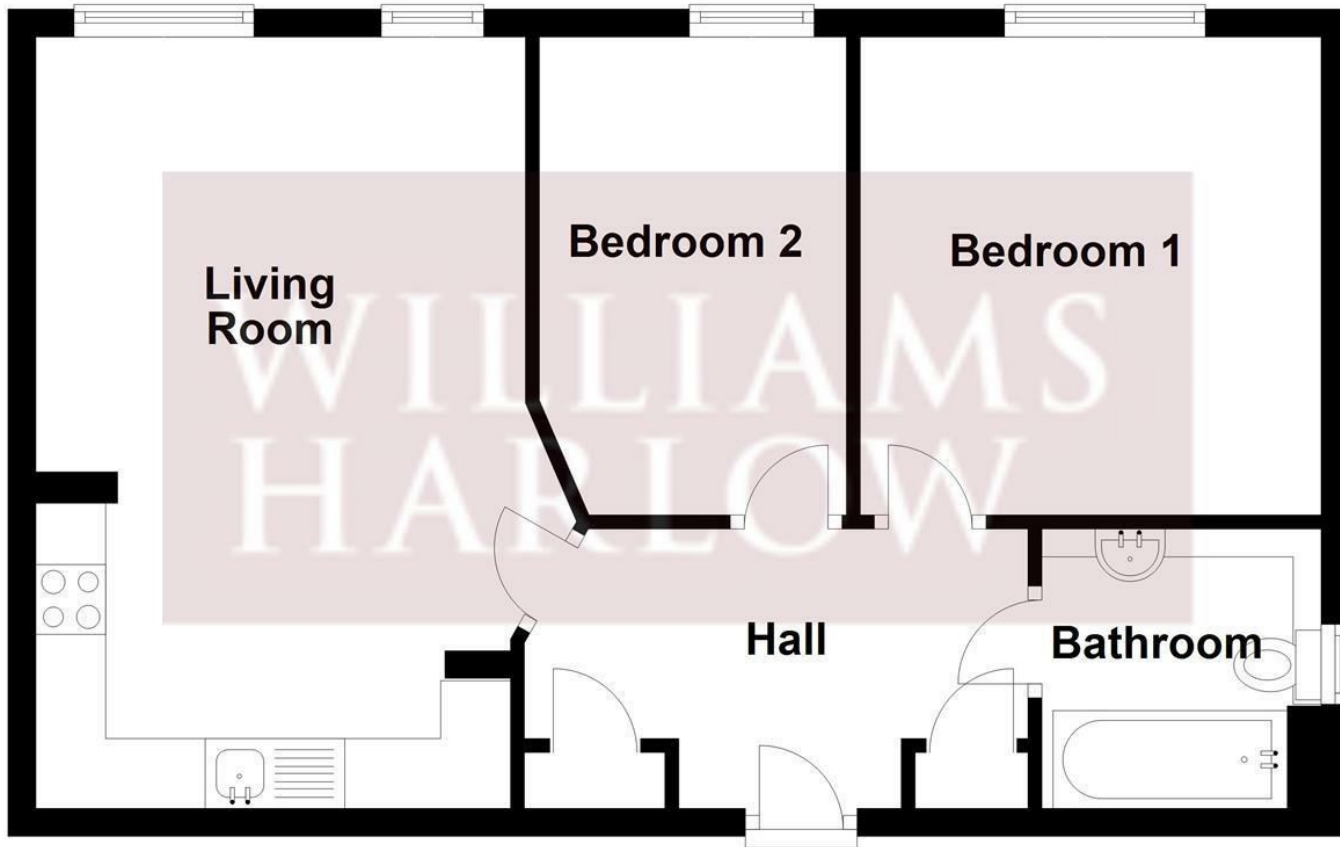
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## Second Floor

Approx. 50.8 sq. metres (547.0 sq. feet)



Total area: approx. 50.8 sq. metres (547.0 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Blunden.  
Plan produced using PlanUp.

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 78      | 79                      |
| (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 |

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