WILLIAMS HARLOW

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Dunnymans Road

Banstead, Surrey SM7 2BZ

£225,000 - Leasehold

A modern one double bedroom apartment located in Dunnymans Road offers a delightful living space perfect for individuals or couples seeking a central location. Spanning an impressive 420 square feet, the property features a well-proportioned double bedroom, a comfortable reception room, and a modern bathroom, providing all the essentials for contemporary living.

The apartment boasts an extended 99-year lease, ensuring peace of mind for future ownership. Its prime location allows for easy access to the vibrant Banstead village, where you can enjoy a variety of shops, cafes, and local amenities.

Whether you are looking to make this your new home or considering an investment opportunity, the property can be sold with or without vacant possession, as it is currently let on to a longstanding tenant since 2016 producing £1,300 per calendar month

This apartment presents a wonderful opportunity to embrace a convenient lifestyle in a sought-after area. With its blend of comfort, location, and potential, it is certainly worth considering for your next property venture.



COMMUNAL FRONT DOOR
Entry phone system. Giving access to:

COMMUNAL ENTRANCE LOBBY
Stairs rising to the:

SECOND FLOOR LEVEL
Giving access to the:

PRIVATE FRONT DOOR
Giving access through to the:

ENTRANCE HALL
2.08m x 1.55m (6'10 x 5'1)
Entry phone system. Access to loft void. Wall mounted electric heater. Airing cupboard.

LOUNGE/DINING ROOM
4.27m x 3.10m (14'0 x 10'2)
Window to the rear. Picture rail. Electric heater. Doorway providing access through to the:

KITCHEN
Well fitted with a modern range of wall and base units comprising of roll edge work surfaces incorporating a stainless steel sink drainer with mixer tap. A fitted oven and grill, surface mounted four ring electric hob with chimney extractor above. Fitted microwave oven. Below the work surface there is space for a washing machine. Integral fridge and integral freezer. Breakfast bar. Tile effect flooring. Window to rear.

DOUBLE BEDROOM
3.78m x 3.05m (12'5 x 10'0)
2 x windows to the front. Wall mounted electric heater.

BATHROOM
Fitted with a white suite comprising of a panelled bath with mixer tap. There is an independent shower above the bath.
Pedestal wash hand basin. Low level WC. Part tiled walls. Ceiling mounted extractor.

OUTSIDE
The property is surrounded by communal gardens much of which is focused to the rear and enjoys a southerly aspect. There are areas of lawn, flower/shrub borders, some mature trees and seating areas.

PARKING
There is plentiful parking available on site on a non-allocated basis.

LOCAL AREA
Banstead Village is only a short walk away and offers a thriving High Street with plentiful independent shops, coffee shops, restaurants, supermarkets including Waitrose and Marks & Spencer's Foodhall. The excellent local schools and the array of vast open green belt spaces and countryside adds to its charm. There is good public transport and also excellent connections to the A217 road network which connects to the M25, M23 and A3. The area is relaxed and a lovely neighbourhood with a thriving community where people feel fully invested.

LOCAL SCHOOLS
St Anne's Catholic Primary School – Ages 4-11
Banstead Infant School – Ages 4-7
Banstead Community Junior School – Ages 7-11
The Beacon School Secondary School – Ages 11-16
Banstead Preparatory School – Aged 2-11
Aberdour School – Ages 2-11

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

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, Reigate

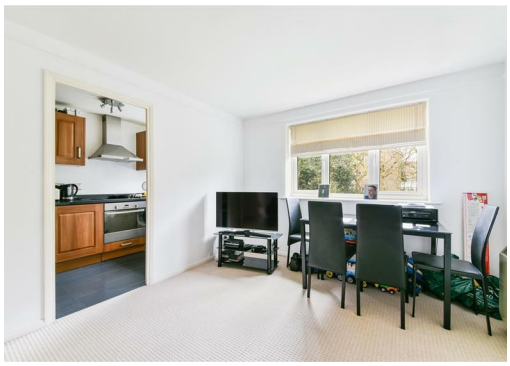
LEASE
99 Years from 14th Nov 2014 - New 99 year lease to be offered by seller in-line with legal completion

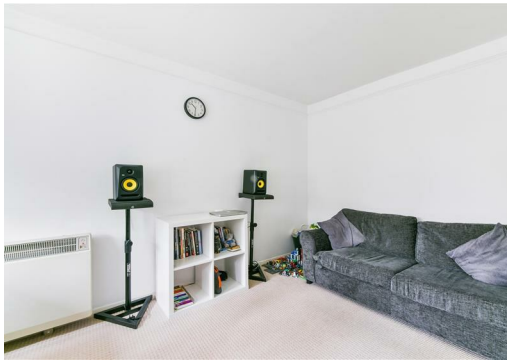
MAINTENANCE CHARGES
£170.42 per month including the buildings insurance

GROUND RENT
£190 per six months

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















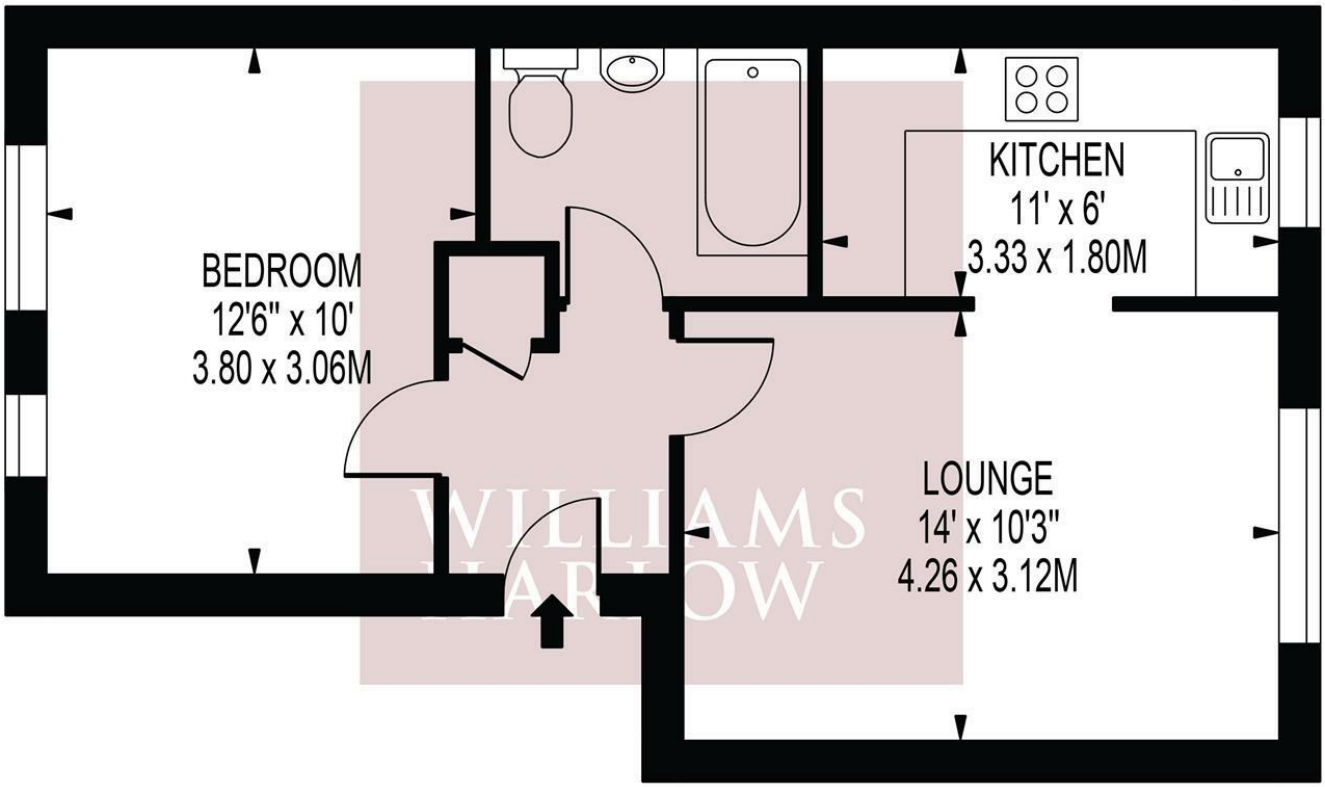


Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested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

DUNNYMANS ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: **420 SQ FT - 38.98 SQ M**



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.

