

Woodmansterne Lane Banstead, Surrey SM7 3AA

SOLD BY WILLIAMS HARLOW A stunning TWO DOUBLE bedroom split level maisonette within this very popular location a short flat level walk of Banstead Village High Street with its own LARGE PRIVATE BALCONY. There is a re-modelled kitchen and bathroom, gas heating and double glazing alongside an open plan lounge/dining room. Outside the property has well maintained communal gardens and a garage in block. SOLE AGENTS.

Offers Over £365,000 - Leasehold



COMMUNAL ENTRANCE DOOR

Leading to:

COMMUNAL ENTRANCE FOYER

Stairs rising to the:

FIRST FLOOR LANDING

With:

PRIVATE FRONT DOOR

Giving access through to:

LOUNGE AREA

5.03m x 4.19m (16'6 x 13'9)

With two windows to the front. Full height glazed door to the front.

Wooden flooring. Stairs rising to the first floor with attractive balustrade. Downlighters. Radiator. Floor socket. Opening through to:

DINING ROOM AREA

3.40m x 2.44m (11'2 x 8'0)

Window to rear. Radiator. Continuation of the wooden flooring. Downlighters. Nest thermostat for the central heating. Opening through to:

KITCHEN

3.23m x 2.39m (10'7 x 7'10)

Well fitted with a modern range of wall and base units comprising of high gloss roll edge work surfaces incorporating a sink drainer with mixer tap. A comprehensive range of cupboards and drawers below the work surface. Integral slimline dishwasher. Space for washing machine. Fitted double oven and grill. Surface mounted induction hob with extractor above. A comprehensive range of eye level cupboards. Window to rear. Part tiled walls and tiled floor. Full height cupboard housing the new gas central heating boiler. Space for an upright fridge freezer and space for tumble dryer.

BALCONY

1.42m x 4.57m (4'8 x 15'0)

Balustrade. Overlooking the front with a westerly aspect and composite decking.

SECOND FLOOR ACCOMMODATION

GENEROUS LANDING

2.24m x 2.13m (7'4 x 7'0)

Coving. Linen cupboard. Access to loft void.

BEDROOM ONE

4.17m x 3.73m (13'8 x 12'3)

Window to front. Radiator. Coving. A comprehensive range of fitted wardrobes providing useful hanging and storage. Large overstairs storage cupboard.

BEDROOM TWO

4.11m x 2.39m (13'6 x 7'10)

Window to the rear. Radiator. Coving.

RE-FITTED BATHROOM

Bathroom is fitted to an incredibly high standard with tiled walls and floor. Free standing bath with floor standing mixer tap and shower attachment. Floating low level WC with concealed cistern. Contemporary wash hand basin with mixer tap and 2 vanity drawers below and illuminated mirror above. Walk in shower with rain shower and hand held shower attachment. Downlighters. Heated towel rail. Ceiling extractor. Obscured glazed window.

OUTSIDE

The property is surrounded by well maintained areas of communal garden comprising of areas of lawn, mature trees, flower and shrub borders.

GARAGE

There a single garage located in the nearby block.

LEASE

199 years from 25/3/1964

MAINTENANCE CHARGES

£870.75 per half year approximately which includes the ground rent and buildings insurance.

AGENTS NOTE

The communal area shared by numbers 6 and 7 are to be shortly refurbished alongside works to the balcony.

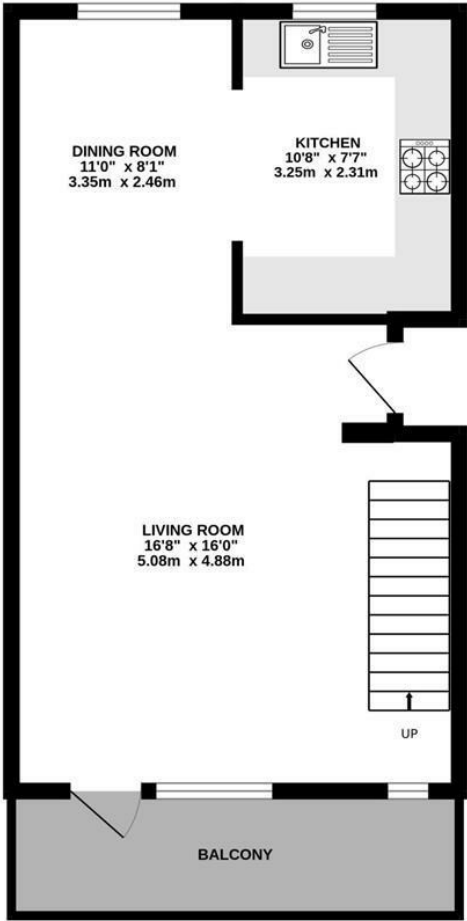
COUNCIL TAX

Reigate & Banstead BAND D £2,339.35 2024/25

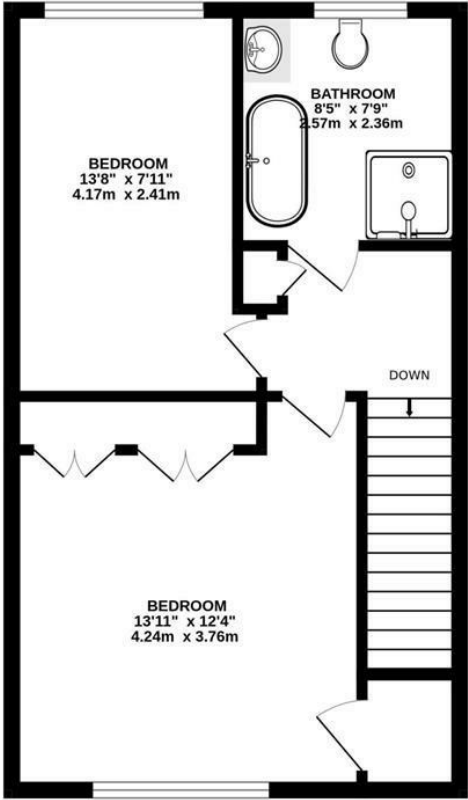


Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested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



FIRST FLOOR FLAT

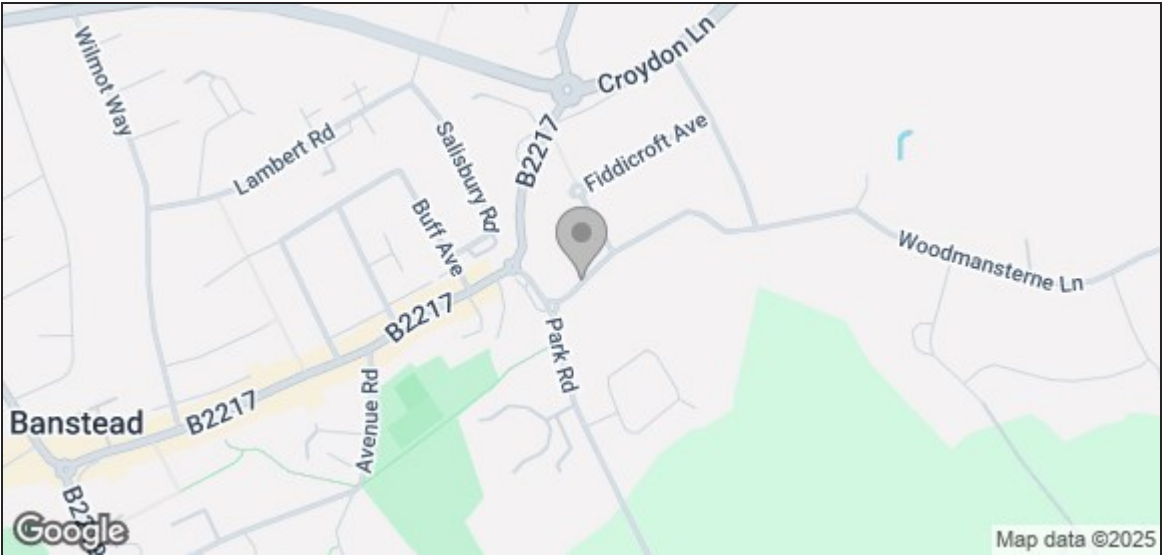


SECOND FLOOR

Well House, Banstead

INTERNAL FLOOR AREA (APPROX.) 862 sq ft/ 80 sq m

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2024.



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