

# Dunnymans Road

## Banstead, Surrey SM7 2AN



Asking Price £310,000 - Leasehold

This delightful apartment offers a perfect blend of comfort and convenience. With two spacious double bedrooms, this property is ideal for couples, small families, or those seeking a serene retreat. The well-appointed reception room provides a welcoming space for relaxation and entertaining.

One of the standout features of this apartment is the lovely balcony, which invites you to enjoy fresh air and views, perfect for unwinding after a long day. Additionally, the property benefits from a garage, providing secure parking and extra storage space.

This apartment comes with a long lease and is offered chain free, making it an attractive option for those looking to move in without delay. The location in Banstead is highly sought after, known for its friendly community and excellent local amenities, including shops, parks, and schools.

In summary, this charming apartment presents a wonderful opportunity for anyone looking to settle in a peaceful yet vibrant area. With its appealing features and convenient location, it is certainly worth considering for your next home.



## COMMUNAL ENTRANCE

Communal entrance door with entry phone system giving access to communal entrance lobby with stairs rising to first floor landing.

## PRIVATE FRONT DOOR

Giving access through to:

## ENTRANCE HALL

Entry phone system, large storage cupboard, coving, radiator and further storage cupboard.

## LOUNGE/DINING ROOM

5.08 x 3.35 (16'8" x 11'0")

plus an additional recess of 3'7 x 3'2. The room benefits from being of double aspect with window to side and sliding patio doors to the front. There are two radiators, coving and wall lights.

## PRIVATE BALCONY

1.22 x 2.74 (4'0" x 9'0")

Tiled floor and wrought iron balustrade with a fine outlook.

## KITCHEN

2.26 x 2.16 (7'5" x 7'1")

Well fitted with a modern range of wall and base units comprising of work surfaces incorporating a 1 1/2 bowl sink drainer with mixer tap. A comprehensive range of cupboards and drawers below the work surface with space and plumbing for washing machine and space for upright fridge freezer. There is a fitted oven and grill, surface mounted gas hob with extractor above. A range of eye level cupboards, window to side, wall mounted gas central heating boiler and part tiled walls.

## BEDROOM ONE

4.04 x 2.95 (13'3" x 9'8")

Window to front, radiator and coving.

## BEDROOM TWO

4.04 x 2.59 (13'3" x 8'6")

Window to front, coving and radiator.

## BATHROOM

Comprising of a white suite with a panelled bath with mixer tap. There is an independent shower above and glass shower screen. Low level wc with concealed cistern. Wash hand basin with mixer tap and vanity cupboards and drawers. Mirror. Wall mounted extractor, downlighters, fully tiled walls, tile effect flooring and heated towel rail.

## OUTSIDE

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

## PARKING

Visitors parking is available opposite the apartment block.

## GARAGE

2.95 x 1.96 (9'8" x 6'5")

located to the rear of the building accessed via up and over door to the front.

## LEASE

The lease has been renewed and there is 166 years remaining

## SERVICE CHARGE

Approximately £550 per quarter

## GROUN RENT

Nil

## THE LOCAL AREA

The property is within easy walking distance of Banstead Village which offers an array of local shops, restaurants, cafes, all local amenities and also a short walk from Banstead train station. 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. The area is relaxed and a lovely neighbourhood which allows you to take evening walks without a second thought and surrounded by miles of open countryside.

## LOCAL SCHOOLS

Banstead Preparatory School – Aged 2-11  
St Annes 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  
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, Reigate

## 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

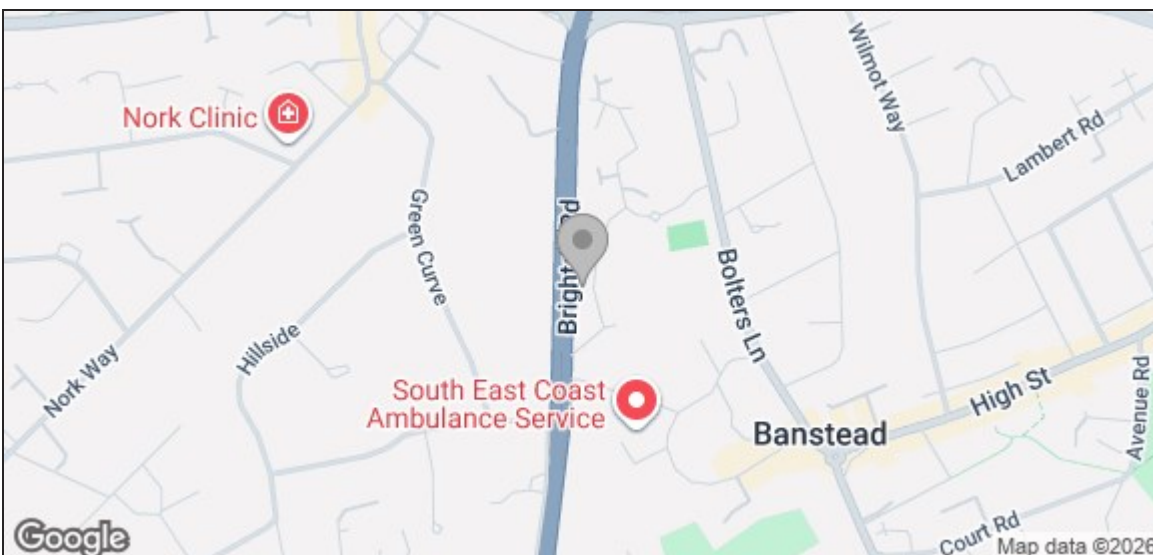
## COUNCIL TAX

Reigate & Banstead BAND C £2,176.70 2025/26



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.

**FIRST FLOOR**  
APPROX. 60.0 SQ. METRES (646.1 SQ. FEET)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	78	80
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	