

**WILLIAMS
HARLOW**

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WILLIAMS HARLOW OF BANSTEAD ARE PLEASED TO OFFER an opportunity to acquire a BRAND NEW TWO BEDROOM FIRST FLOOR LUXURY RETIREMENT APARTMENT on this exciting development by Churchill Retirement Living. All is located close to the famous Epsom Downs Racecourse, local amenities, excellent transport connections including mainline BR station at Tattenham Corner with direct service to London. There is a communal Owners' Lounge with coffee bar, Guest Suite, landscaped gardens, lift access to all floors and free parking.

£698,950 - Leasehold



COMMUNAL ENTRANCE

Phone entry system. Lifts and stairs giving access to the:

FIRST FLOOR

Giving access:

PRIVATE FRONT DOOR

Giving access through to:

ENTRANCE HALL

Cupboard housing the electric meter. Radiator. Entry phone system. Thermostat for heating.

LIVING ROOM

6.76 x 3.42 (22'2" x 11'2")

Patio door and window to the front with Juliet balcony. Radiator. Electric feature fireplace. Doorway giving access through to the:

KITCHEN

2.69 x 2.33 (8'9" x 7'7")

Window to the front. A comprehensive range of Moores wall and base kitchen units. Stainless steel sink with mixer tap. Integral Hoover washer/dryer. Integral Hoover fridge freezer. Stainless steel single oven and electric hob with stainless steel extractor fan above.

'L' SHAPED BEDROOM ONE

6.85 x 2.82 maximum (22'5" x 9'3" maximum)

Window to front. Radiator. Walk in wardrobe. Doorway providing access through to the:

EN-SUITE

Low level Roca WC. Vanity unit incorporating Roca wash hand basin. Walk in shower with a glass shower screen. Heated towel rail. Mirrored bathroom cabinet. Slip resistant floorings. Tiled walls.

BEDROOM TWO

4.26 x 2.86 (13'11" x 9'4")

Dual aspect with windows to the front and side. Radiator. Built in wardrobes.

BATHROOM

Panel bath with mixer tap and shower with glass shower screen. Low level Roca WC. Vanity unit incorporating Roca wash hand basin with mixer tap. Heated towel rail. Mirrored bathroom cabinet. Tiled walls.

SPECIFICATION

KEY FEATURES

- Exclusively for the over 60s
- Video entry system
- Intruder alarm
- 24-hour support provided by a call system
- Full fitted kitchen with integral upright fridge freezer and washer/dryer
- Provision for a dishwasher
- Walk-in wardrobes to main bedroom*
- Free parking
- Landscaped gardens
- Lodge Manager
- Owners' Lounge and coffee bar
- Lift to all floors
- Guest Suite with shower room
- Juliette balconies and patios to selected apartments

*Selected apartments only.

TWO BEDROOM APARTMENT

These beautiful apartments come with a fully fitted kitchen, spacious living room, separate shower room and a large bedroom.

The kitchen has been designed for practicality, with an upright fitted fridge freezer, hob and a waist-height oven to save bending down. There's also an integral washer/dryer and provision for a dishwasher. Shower rooms feature low-level shower trays and easy turn taps. Walk-in wardrobes in the bedroom are available in selected apartments and all apartments include space for storage.

DEVELOPMENT

This beautiful retirement development of one and two bedroom apartments enjoys an unrivalled, central location, close to all essential amenities and public transport. Stanley Lodge comprises 34 apartments and includes an Owners' Lounge with coffee bar, creating the perfect location for socialising with like-minded neighbours when you wish. Well-located, the development is within easy reach of the local shops, restaurants and travel amenities, so you can enjoy an independent, active retirement.

*Cashback and gift card T&Cs apply. Visit

www.churchillretirement.co.uk/promotion/up-to-20000-cashback for more information

SOCIAL & COMMUNAL LIFESTYLE

Communal gardens are carefully landscaped, giving you the perfect place to relax and enjoy an afternoon cup of tea, without having to worry about the maintenance and upkeep that a large garden so often demands. The carefully designed Owners' Lounge comes complete with a coffee bar and is a popular feature, providing the perfect venue for entertaining, participating in activities organised by your Lodge Manager, or just relaxing with a book. Events include everything from cheese and wine evenings to keep fit classes, giving you the chance to socialise as much as you like throughout the year.

SAFETY & SECURITY

Your safety and security are of paramount importance. Every apartment is fitted with a 24-hour support system, while a video entry system is installed as standard, so you can feel safe and secure in your retirement. Intruder alarms and fire and smoke detectors are fitted throughout the Lodge, while a Lodge Manager is on hand to assist you with anything else you might need.

GUEST SUITE

The fully furnished Guest Suite provides an ideal space for your family and friends to stay over when visiting, while a lift to all floors is installed for your convenience.

LEASE

999 Year Lease from February 2022.

MAINTENANCE/GROUND RENT CHARGES

£5,591.90 per annum

COUNCIL TAX

Reigate & Banstead Borough Council BAND F £3,126.38 2022/23



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



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	