



Highdown Close, Banstead,
£399,950 - Leasehold



**WILLIAMS
HARLOW**











Nestled in the desirable Highdown Close which is a gated development, this stunning penthouse apartment offers a perfect blend of modern living and convenience. Spanning over 900 square feet, the property boasts two well-proportioned bedrooms, including a master suite with an en-suite bathroom, alongside a stylish main bathroom. One of the standout features of this penthouse is its proximity to Banstead Village, which is just a short walk away. There are TWO allocated parking spaces. **SOLE AGENTS. NO ONWARD CHAIN**

COMMUNAL ENTRANCE

Entry phone system. Attractive communal entrance with stairs rising to all floors. Apartment 5 is located on the top floor.

PRIVATE FRONT DOOR

Giving access to the:

ENTRANCE HALL

Manually operated skylight. Downlighters. Coving. Storage cupboard housing the fuse board as well as storage space. Entry phone system.

OPEN PLANING LIVING/DINING SPACE

Attractive bay window to the front overlooking the communal grounds. Attractive electric fire. Downlighters. Radiator. Coving. Double opening doors leading through to the:

KITCHEN

A range of wall and base units with a roll edge work surface. Stainless steel sink with mixer tap. Siemen four ring gas hob with extractor above. Siemens fitted oven. Microwave. Integrated appliances of dishwasher and washer/dryer machine. Fitted fridge freezer. Corner cupboard housing Glow worm combi boiler. Central feature light. Downlighters. Smoke alarm. Attractive bay window. Laminate floor. Radiator.

FAMILY BATHROOM

Bath. Wash hand basin with mixer tap. Low level WC. Laminate flooring. Fully tiled walls. Downlighters. Extractor fan. Large obscured double glazed window to the rear. Radiator. Heated towel rail.

MASTER BEDROOM

Attractive bay window to the front overlooking the communal gardens Radiator. Fitted wardrobes. Coving. Downlighters.

EN-SUITE

Enclosed shower. Wash hand basin with mixer tap and low level WC with vanity units. Extractor fan. Downlighters. Heated towel rail Laminate flooring.

BEDROOM TWO

Attractive bay window to the rear with fine views overlooking London. Free standing wardrobe which is to remain. Radiator. Downlighters. Coving.

OUTSIDE

PARKING

2 x allocated parking spaces.

LEASE

125 years from 2006

SERVICE CHARGES

Approximately £2,200 per annum paid every 6 months.

GROUND RENT

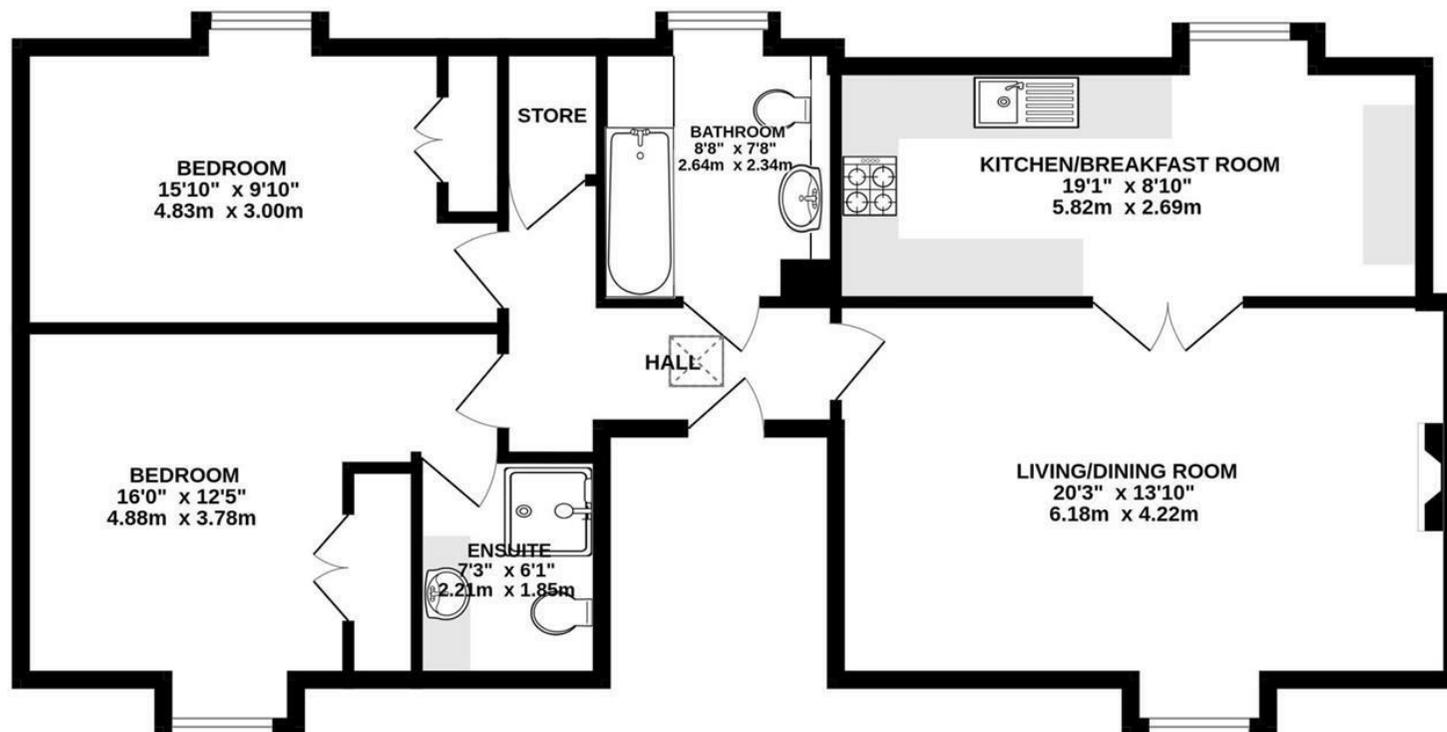
£200 per annum.

COUNCIL TAX

Reigate & Banstead BAND E £2,859.20 2024/25



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SECOND FLOOR FLAT

Highdown Close, Banstead

INTERNAL FLOOR AREA (APPROX.) 926 sq ft/ 86.0 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		75	75
(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	

