

High Street Banstead, Surrey SM7 2JA

£365,000 - Leasehold



Located in the heart of Banstead, this charming ground floor retirement apartment is an ideal haven for those aged over 60 seeking a peaceful yet vibrant community. Boasting two well-proportioned bedrooms and a comfortable reception room, this property offers ample space for relaxation and entertaining. The apartment is in excellent condition throughout, ensuring a welcoming atmosphere from the moment you step inside.

One of the standout features of this property is its prime location, just a very short level walk to Banstead Village High Street. Here, you will find a delightful array of shops, cafes, amenities, public transport, making daily errands and social outings both convenient and enjoyable.

The apartment also benefits from allocated parking for one vehicle, providing ease of access for residents and visitors alike. With no onward chain, this property presents a seamless opportunity for those looking to make a move without the stress of lengthy waiting periods.

This retirement apartment is not just a home; it is a lifestyle choice, offering comfort, convenience, and a sense of community in a picturesque setting. Whether you are looking to downsize or simply seeking a tranquil place to enjoy your golden years, this property is sure to impress. Do not miss the chance to make this delightful apartment your new home.



FRONT DOOR

With outside light, giving access through to:

ENTRANCE PORCH

1.96m x 1.32m maximum dimensions (6'5 x 4'4 maximum dimensions)

2 x windows to front. Wooden flooring. Wall light.

LOUNGE/DINING ROOM

6.17m x 3.53m (20'3 x 11'7)

Measured into attractive bay window to the front. Fireplace feature, coving, wall light, electric heater and entry phone system.

KITCHEN

3.71m x 2.29m (12'2 x 7'6)

Well fitted with a modern range of wall and base units. High gloss roll edge work surfaces incorporating sink drainer with mixer tap.

A comprehensive range of cupboards and drawers below including a plinth heater. New Fitted oven and grill. New Surface mounted electric hob with extractor above. Range of eye level cupboards, shelves and display cabinets. Part tiled walls, window to rear and downlighters. washing machine & fridge freezer included.

INNER ENTRANCE HALL

2.18m x 1.65m (7'2 x 5'5)

Off here there is a large storage cupboard to the side of which there is an airing cupboard with Megaflow system.

BEDROOM ONE

4.11m x 3.53m (13'6 x 11'7)

Window to front, electric heater and a comprehensive range of fitted wardrobes.

BEDROOM TWO

3.51m x 1.91m (11'6 x 6'3)

Window to rear, wall mounted electric heater, fitted wardrobe and storage shelves.

RE-FITTED SHOWER ROOM

Fully enclosed shower cubicle. Low level WC. Wash hand basin with drawers below. Part tiled walls, heated towel rail, wall mounted extractor and electric fan heater.

OUTSIDE

The property benefits from being surrounded by well maintained communal gardens. The focus of which is a central courtyard of which this property front, There are areas of lawn and attractive flower and shrub borders along with various seating areas.

PARKING

One allocated parking space.

MAINTENANCE CHARGES

To be confirmed by client.

GROUND RENT

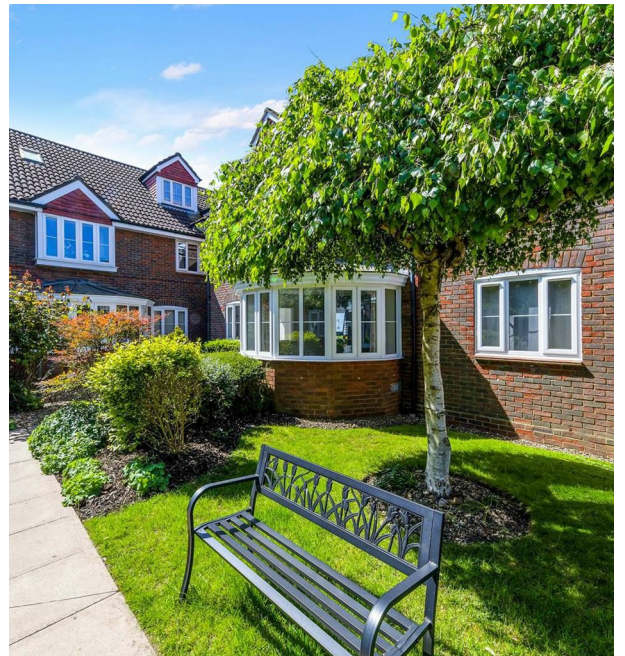
Approximately £100 per annum.

LEASE

125 years from 1990.

COUNCIL TAX

Reigate & Banstead BAND D £2,555.86 2026/27

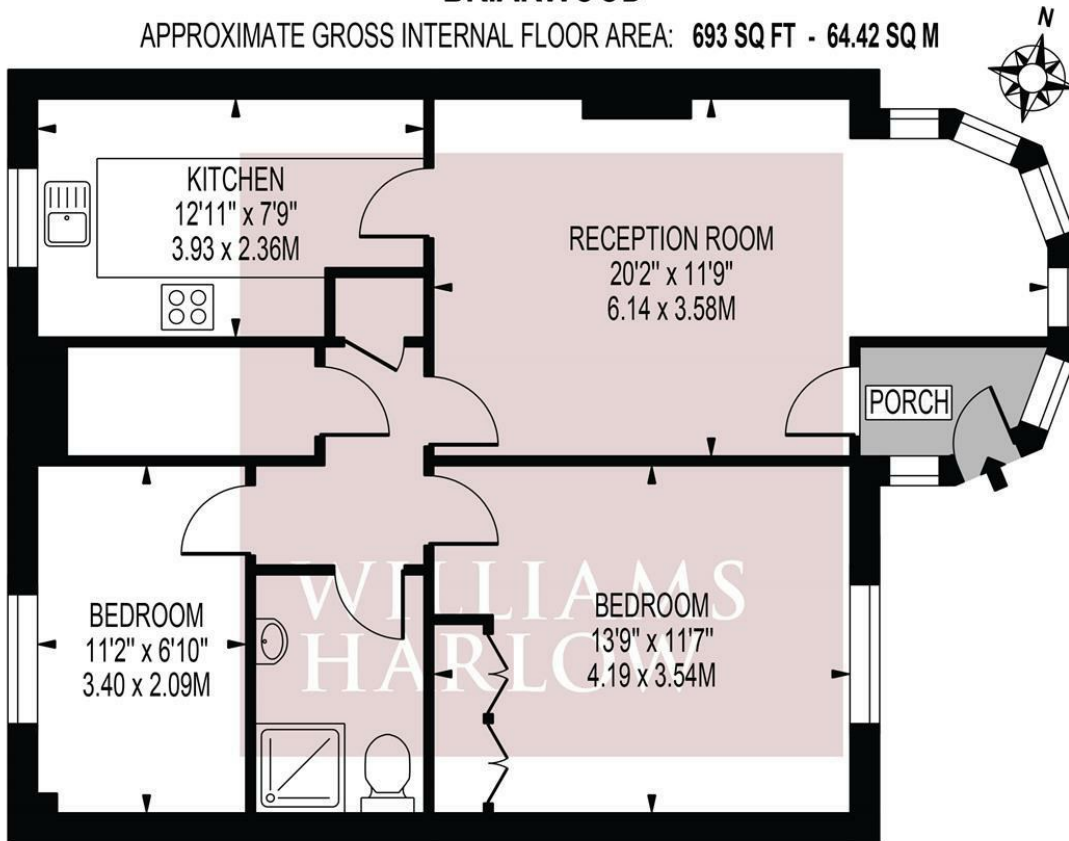


Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested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

BRIARWOOD

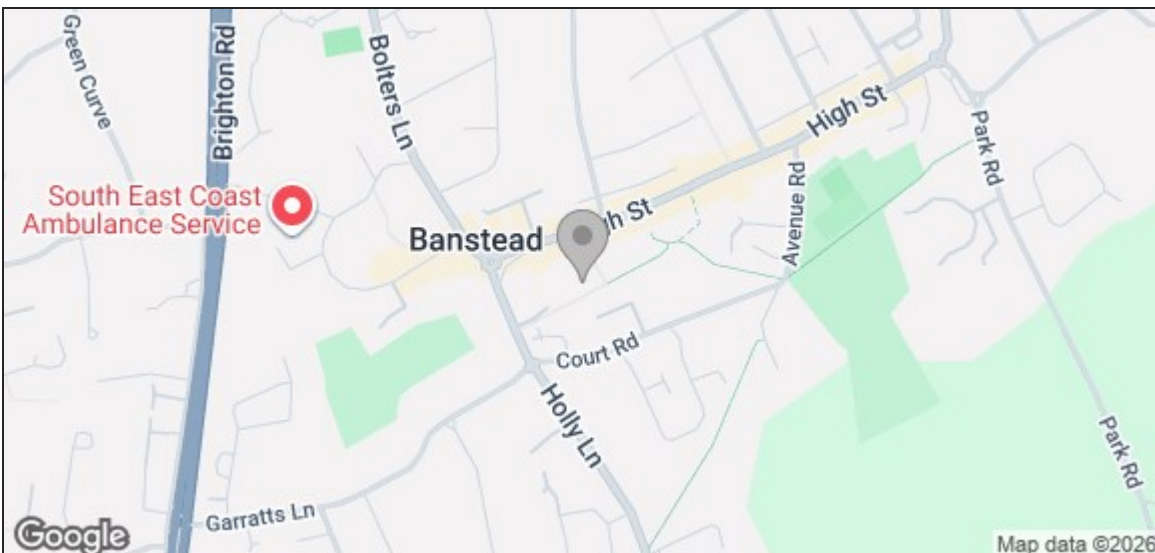
APPROXIMATE GROSS INTERNAL FLOOR AREA: 693 SQ FT - 64.42 SQ M



GROUND FLOOR

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	