

**WILLIAMS  
HARLOW**

Banstead Office  
Call: 01737 370022

31 High Street, Banstead, Surrey, SM7 2NH

[banstead@williamsharlow.co.uk](mailto:banstead@williamsharlow.co.uk)  
[www.williamsharlow.co.uk](http://www.williamsharlow.co.uk)

## Magnolia Drive Banstead, SM7 1BJ

A beautiful ground floor modern apartment in the gated complex with its own PRIVATE PATIO and allocated parking. The property is immaculately presented throughout with a fully fitted kitchen, main bathroom, en suite to master bedroom and TWO DOUBLE BEDROOMS. The property also has gas central heating and double glazing. NO ONWARD CHAIN. SOLE AGENTS

£359,950 - Leasehold



## ENTRANCE

Video entry phone system with double doors to communal entrance lobby and private front door giving access to

## ENTRANCE HALL

Wooden flooring, radiator, down lighters, thermostat for heating, smoke detector, storage cupboard with time clock for heating, circuit breakers. There is also a further cupboard with water heater

## OPEN PLAN KITCHEN / LOUNGE

4.95m x 4.88m (16'3 x 16)

Fully fitted kitchen comprising of wall and base units comprising of roll edge work surfaces with a stainless steel sink drainer with mixer tap, integral fridge, freezer, washer dryer and dishwasher. Fitted over and grill, surface mounted electric hob with extractor above. Comprehensive range of eye levels cupboards with under lighting. In the lounge area there are french doors and window to leading directly to the private patio, two radiators and wooden flooring. Down lighters

## PRIVATE PATIO

4.09m x 1.91m (13'5 x 6'3)

Principality paved beyond which are the communal gardens which are lawned with various flower and shrub borders

## MASTER BEDROOM

5.49m x 3.00m (18 x 9'10 )

Maximum dimensions to include a comprehensive range of fitted wardrobes providing useful hanging and storage, window to rear and radiator

## EN SUITE SHOWER ROOM

Fully enclosed shower cubicle with wall mounted rain shower, lower level WC with concealed system, wash hand basin with mixer tap, obscured glazed window to the side, shaver point, part tiled walls, tiled floor, mirror, down lights and heated towel rail

## BEDROOM TWO

3.40m x 2.59m (11'2 x 8'6)

Window to rear, wooden flooring and radiator

## BATHROOM

Comprising of a white suite comprising of a panelled bath with wall mounted rain shower and glass shower screen. lower level WC with concealed system, wash hand basin with mixer tap, shaver point, part tiled walls, tiled floor, mirror, down lights, ceiling mounted extractor and heated towel rail

## PARKING

There is one allocated parking space which is accessed via electronic gates

## LEASE

125 years from 1st Jan 2011

## MAINTENANCE CHARGES

£647.55 per half year

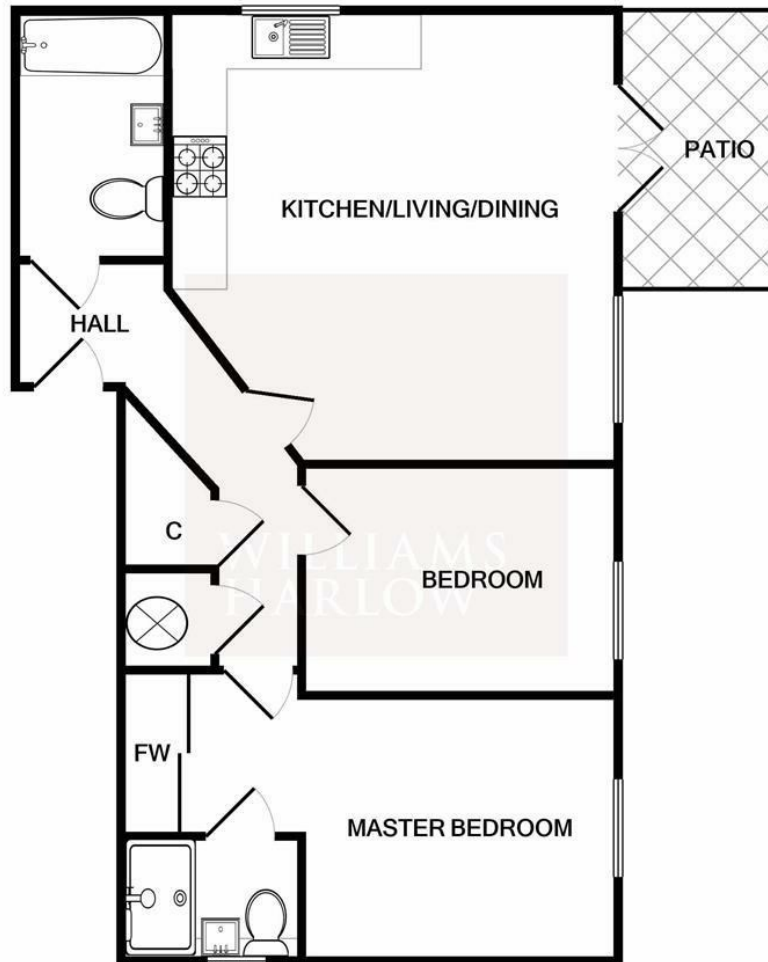
## GROUND RENT

£600 per year



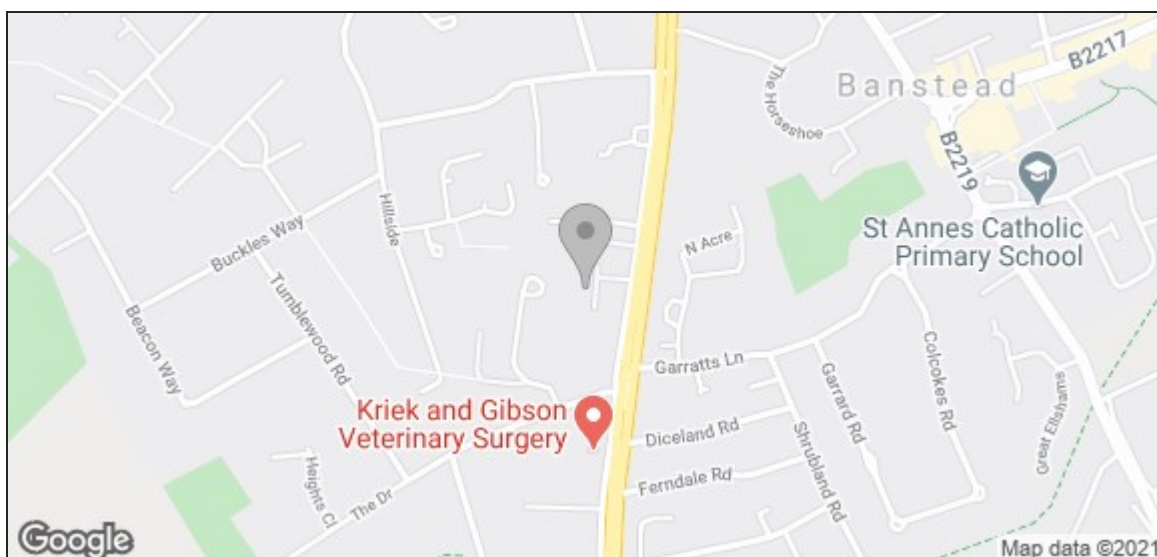






TOTAL APPROX. FLOOR AREA 676 SQ.FT. (62.8 SQ.M.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst care is taken in the preparation of this plan, please check all dimensions, shapes before making decisions reliant upon them. KEY: C = CUPBOARD FW = FITTED WARDROBE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	84
(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		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	88	88
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		