

## Lancaster Court Banstead, Surrey SM7 1RR

An opportunity to acquire a two double bedroom second floor apartment (top) with a PRIVATE BALCONY WITH FINE OUTLOOK located at the rear of this popular development, affording a private and secluded outlook. The property benefits from having a garage on site and is located conveniently for Banstead train station and local shops at Nork Way. The property does require some modernisation. SOLE AGENTS. NO ONWARD CHAIN

Guide Price £275,000 - Share of Freehold



## COMMUNAL ENTRANCE

Stairs rising to the:

## SECOND FLOOR LEVEL

Access to communal loft void.

## PRIVATE FRONT DOOR

Giving access through to the:

## ENTRANCE HALLWAY

Exposed wooden flooring. Cloaks cupboard with hanging. Large storage cupboard housing insulated cylinder and header tank.

## LOUNGE/DINING ROOM

The room benefits from being triple aspect with two windows to the side, window to the rear and glazed door which provides access to the balcony affording a pleasant secluded outlook.

## PRIVATE ENCLOSED BALCONY

Quarry tiled floor and wrought iron balustrade with pleasant outlook.

## KITCHEN

A range of wall and base units. Roll edge work surfaces. Stainless steel sink drainer. Spaces for various domestic appliances. Window to the rear. Tiled walls.

## MASTER BEDROOM

Double room with a comprehensive range of built in wardrobes providing useful hanging and storage. Storage cupboards, bedside cabinets, dressing table and chest of drawers. Window to the rear with fine outlook.

## BEDROOM TWO

Double aspect room with window to the side and rear. Wall mounted electric heater. Wall light.

## BATHROOM

Coloured suite. Panel bath. Wall mounted electric shower (not tested) above the bath. Low level WC. Pedestal wash hand basin. Obscured glazed window to the side. Heated towel rail. Wall mounted electric heater (not tested).

## OUTSIDE

The property sits centrally within its communal grounds which are very well maintained comprising of areas of lawn, flower/shrub borders and an array of mature trees. The property benefits from being located towards the rear of the development affording a good level of privacy and seclusion.

## GARAGE

There is a single garage located in the nearby block Number 29.

## LEASE

TBC by client

## SERVICE CHARGES

£525 per quarter. including buildings insurance

## COUNCIL TAX

Reigate & Banstead BAND C £1,986.98 2023/24

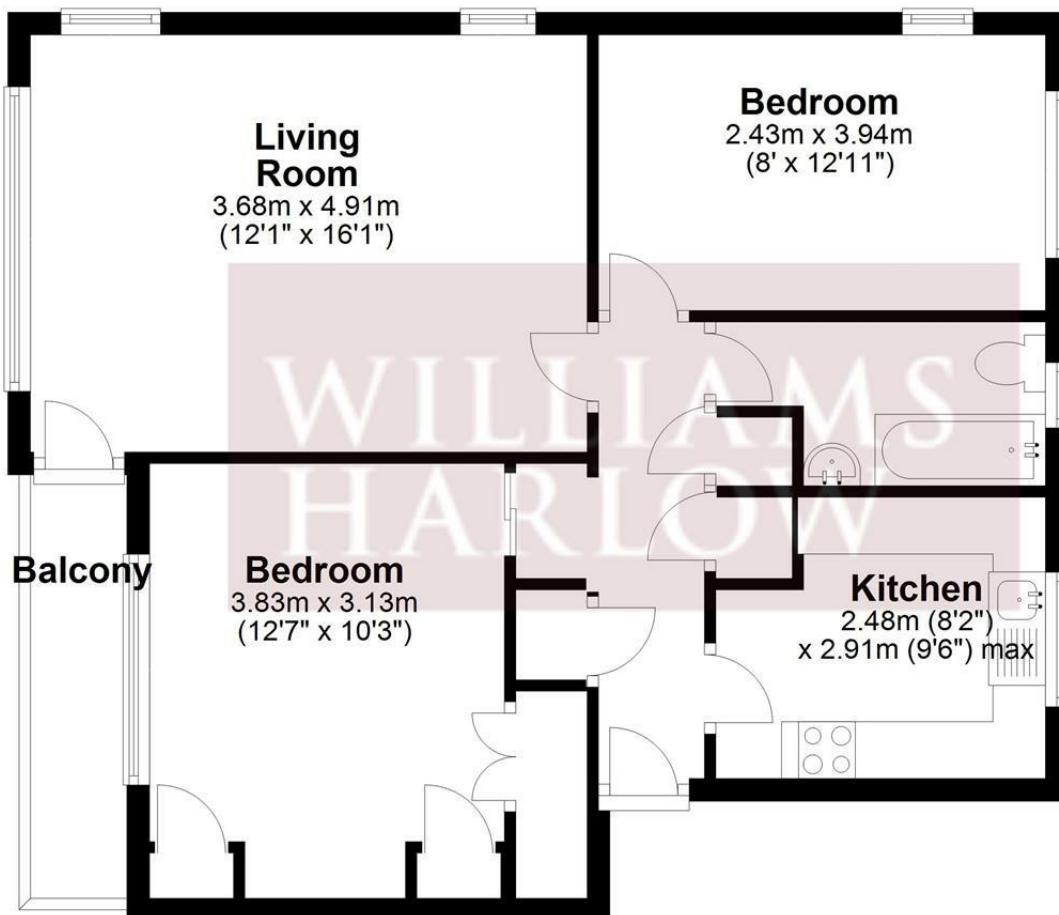


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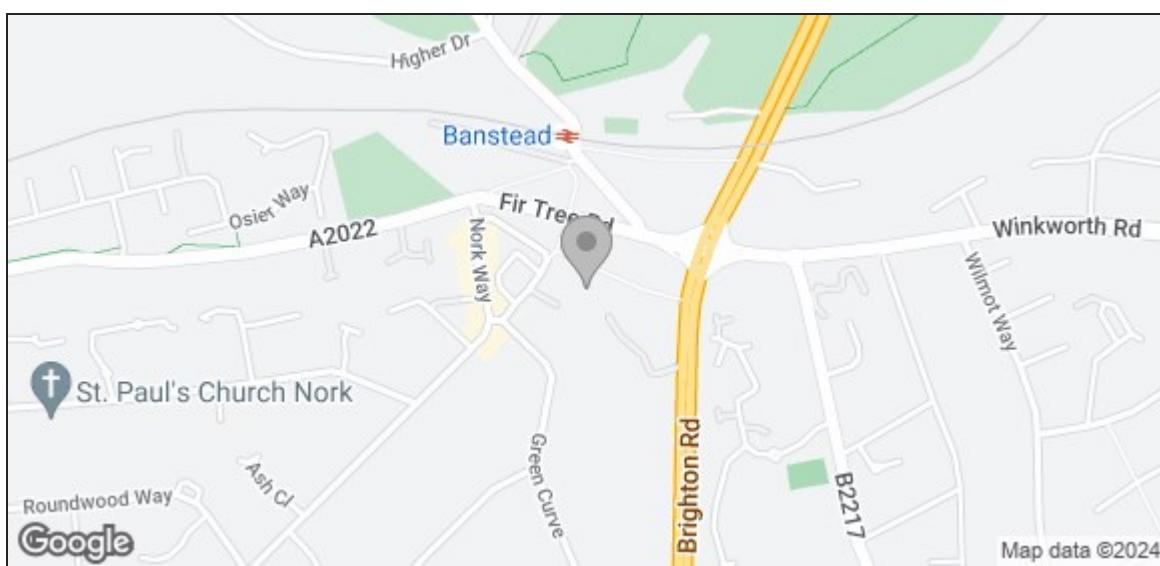
WILLIAMS  
HARLOW

## Top Floor

Approx. 59.7 sq. metres (642.1 sq. feet)



Total area: approx. 59.7 sq. metres (642.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(02 plus) A		
(61-91) B		75
(69-80) C		
(55-68) D		
(39-54) E		51
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		