



Elizabeth Drive, Banstead, Surrey
£315,000 - Leasehold



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**WILLIAMS
HARLOW**











WILLIAMS HARLOW BANSTEAD ARE PLEASED TO PRESENT An unique opportunity to acquire a top floor luxury apartment in this stunning development set within 28 acres of communal gardens and woodlands. There is also access to communal facilities such as tennis courts and allocated parking. SOLE AGENTS. NO ONWARD CHAIN

COMMUNAL ENTRY DOOR

Entry phone system. Giving access to:

COMMUNAL ENTRANCE LOBBY

Stairs rising to the:

THIRD FLOOR LANDING

With access to:

PRIVATE FRONT DOOR

Giving access through to:

'L' SHAPED ENTRANCE HALLWAY

4.17m x 3.25m (13'8 x 10'8)

Downlighters. Coving. Wall mounted electric heater. Entry phone system. Cloaks cupboard. Window to the rear. 2 x additional cupboards, one of which houses the electricity consumer unit, the other the water apparatus.

LOUNGE

5.38m x 4.75m maximum (17'8 x 15'7 maximum)

There is a window to front enjoying a pleasant outlook over the communal courtyard. Wall mounted electric heater. Coving. Opening through to:

KITCHEN/DINING ROOM

6.99m x 2.29m (22'11 x 7'6)

Measured at it's widest point. Kitchen is fitted with a modern range of wall and base units comprising of roll edge work

surfaces incorporating a 1 1/2 bowl stainless steel sink drainer with mixer tap. A comprehensive range of cupboards and drawers below the work surface with fitted double oven and grill. Surface mounted electric hob with chimney extractor above. Integral appliances of fridge, freezer, dishwasher and washing machine. Eye level cupboard. Part tiled walls. Downlighters. Window to rear. Wall light.

BEDROOM ONE

2.62m x 4.01m (8'7 x 13'2)

Window enjoying a pleasant outlook over the courtyard. Coving. Radiator. Wall mounted electric heater. Fitted wardrobe.

BEDROOM TWO

3.15m x 2.46m (10'4 x 8'1)

Window to front overlooking the central courtyard. Coving. Wall mounted electric heater.

BATHROOM

3.43m x 1.73m (11'3 x 5'8)

A generous size bathroom comprising of white suite. Panel bath with mixer tap, shower attachment and glass shower screen. Low level WC with concealed cistern. Wash hand basin with mixer tap and vanity cupboards below. Mirror. Shaver point. Downlighters. Part tiled walls. Ceiling mounted extractor. Heated towel rail.

OUTSIDE

PARKING

There is one allocated parking space and there is plentiful visitors parking available on site.

COMMUNAL GARDENS

The property is surrounded by 28 acres of communal gardens comprising of areas of lawn and wooded areas. There is also a

Japanese garden and access to tennis courts. All is reached by a private driveway accessed via electronically controlled security gates.

LEASE

999 years from 1 January 2006 - 984 years remaining.

MAINTENANCE CHARGES

Approximately £275 per month.

GROUND RENT

Approximately £147.50 every six months.



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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	79
(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

