

Merrymeet, Banstead, Surrey

Asking Price £299,950 - Leasehold

2 1 1

WILLIAMS HARLOW























WILLIAMS HARLOW IN BANSTEAD ARE PLEASED TO OFFER THIS very well presented ground floor TWO DOUBLE bedroom flat situated in Woodmansterne. There is a master bedroom with built in wardrobe. The lounge is bright and spacious. There is a lovely fitted kitchen with appliances and the bathroom has a shower over bath fitted. The property has been re-decorated throughout with grey laminate flooring, gas central heating and allocated parking. SOLE AGENTS. NO CHAIN

COMMUNAL ENTRANCE
Giving access to the:

PRIVATE FRONT DOOR
Located on the ground floor. Giving access through to the:

ENTRANCE HALL
Laminate grey flooring.

LOUNGE
Grey laminate flooring. Radiator.

KITCHEN/DINING ROOM
Range of wall and base units. Spaces for fridge freezer, dishwasher, washing machine and dryer (all available under separate negotiation). All appliances are new.

BEDROOM ONE
Mirror fronted fitted wardrobes. Radiator.

BEDROOM TWO
Double. Radiator.

BATHROOM
Bath with overhead shower. Low level WC. Wash hand basin.

OUTSIDE

PARKING
Parking available on a non allocated basis.

LEASE
Appx 125 years from 1999

MAINTENENCE CHARGE
Approximately £85.00 per month including ground rent.

GROUND RENT
£10 per year

COUNCIL TAX
Reigate & Banstead BAND C £2,176.70 2025/26

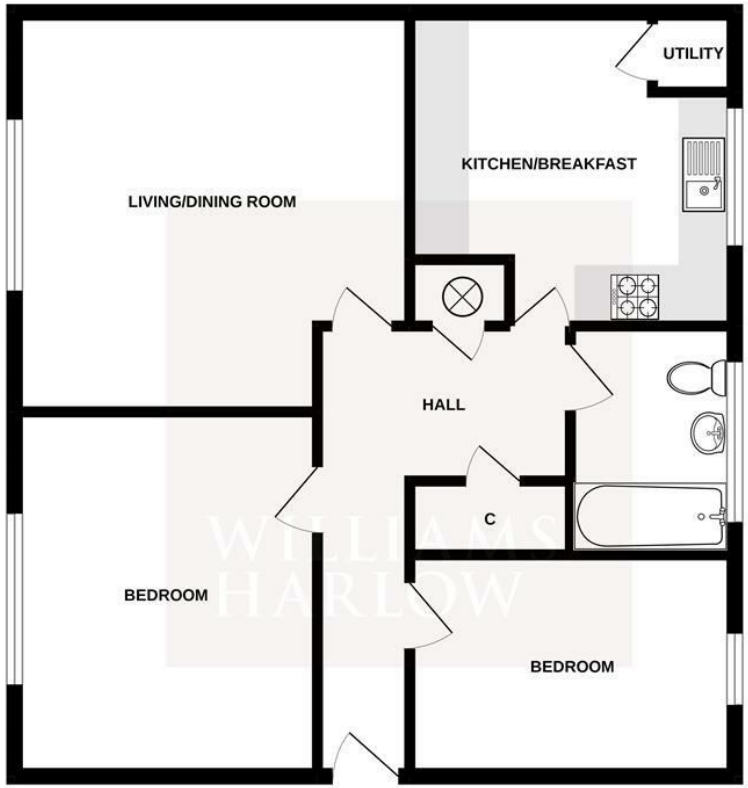


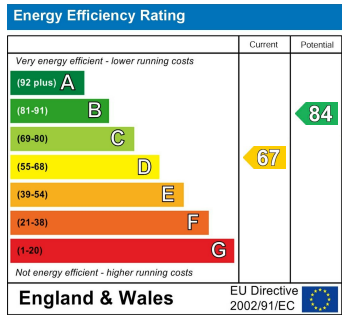
Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested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





TOTAL APPROXIMATE FLOOR AREA 695 SQ.FT. (64.6 SQ.M.)

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Whilst care is taken in the production of this floorplan, its intended use is solely for layout guidance only to assist you when making a decision to physically view the property in person. Windows, door opening, appliances, fixtures & fittings are only approximate & not guaranteed. When making a legal commitment to purchase you should personally check all dimensions, shapes & room layouts before making a final decision that you may later be reliant upon.

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