

Dunnymans Road Banstead, Surrey SM7 2BZ

£225,000 - Leasehold



A modern one double bedroom apartment located in Dunnymans Road offers a delightful living space perfect for individuals or couples seeking a central location. Spanning an impressive 420 square feet, the property features a well-proportioned double bedroom, a comfortable reception room, and a modern bathroom, providing all the essentials for contemporary living.

The apartment boasts an extended 99-year lease, ensuring peace of mind for future ownership. Its prime location allows for easy access to the vibrant Banstead village, where you can enjoy a variety of shops, cafes, and local amenities.

Whether you are looking to make this your new home or considering an investment opportunity, the property can be sold with or without vacant possession, as it is currently let on to a longstanding tenant since 2016 producing £1,300 per calendar month

This apartment presents a wonderful opportunity to embrace a convenient lifestyle in a sought-after area. With its blend of comfort, location, and potential, it is certainly worth considering for your next property venture.



COMMUNAL FRONT DOOR

Entry phone system. Giving access to:

COMMUNAL ENTRANCE LOBBY

Stairs rising to the:

SECOND FLOOR LEVEL

Giving access to the:

PRIVATE FRONT DOOR

Giving access through to the:

ENTRANCE HALL

2.08m x 1.55m (6'10 x 5'1)

Entry phone system. Access to loft void. Wall mounted electric heater. Airing cupboard.

LOUNGE/DINING ROOM

4.27m x 3.10m (14'0 x 10'2)

Window to the rear. Picture rail. Electric heater. Doorway providing access through to the:

KITCHEN

Well fitted with a modern range of wall and base units comprising of roll edge work surfaces incorporating a stainless steel sink drainer with mixer tap. A fitted oven and grill, surface mounted four ring electric hob with chimney extractor above. Fitted microwave oven. Below the work surface there is space for a washing machine. Integral fridge and integral freezer. Breakfast bar. Tile effect flooring. Window to rear.

DOUBLE BEDROOM

3.78m x 3.05m (12'5 x 10'0)

2 x windows to the front. Wall mounted electric heater.

BATHROOM

Fitted with a white suite comprising of a panelled bath with mixer tap. There is an independent shower above the bath. Pedestal wash hand basin. Low level WC. Part tiled walls. Ceiling mounted extractor.

OUTSIDE

The property is surrounded by communal gardens much of which is focused to the rear and enjoys a southerly aspect. There are areas of lawn, flower/shrub borders, some mature trees and seating areas.

PARKING

There is plentiful parking available on site on a non-allocated basis.

LOCAL AREA

Banstead Village is only a short walk away and offers a thriving High Street with plentiful independent shops, coffee shops, restaurants, supermarkets including Waitrose and Marks & Spencer's Foodhall. The excellent local schools and the array of vast open green belt spaces and countryside adds to its charm. There is good public transport and also excellent connections to the A217 road network which connects to the M25, M23 and A3. The area is relaxed and a lovely neighbourhood with a thriving community where people feel fully invested.

LOCAL SCHOOLS

St Anne's Catholic Primary School – Ages 4-11

Banstead Infant School – Ages 4-7

Banstead Community Junior School – Ages 7-11

The Beacon School Secondary School – Ages 11-16

Banstead Preparatory School – Aged 2-11

Aberdour School – Ages 2-11

LOCAL TRAINS

Banstead Train Station – London Victoria 1 hour

Sutton – London Victoria 33 minutes

Sutton to London Bridge 39 minutes

Tattenham Corner Station – London Bridge, 1 hour 9 min

LOCAL BUSES

S1 Banstead to Lavender Field (Mitcham) via Sutton

166 Banstead to Epsom Hospital via Epsom Downs, Banstead, Woodmansterne, Coulsdon, Purley, West Croydon Bus Station

420 Sutton to Crawley via Banstead, Tattenham Corner, Tadworth, Kingswood, Lower Kingswood, Reigate, Redhill, Earlswood, Salfords, Horley, Gatwick Airport (South)

420 Sutton to Redhill, via Banstead, Tadworth, Lower Kingswood, Reigate

LEASE

99 Years from 14th Nov 2014 - New 99 year lease to be offered by seller in-line with legal completion

MAINTENANCE CHARGES

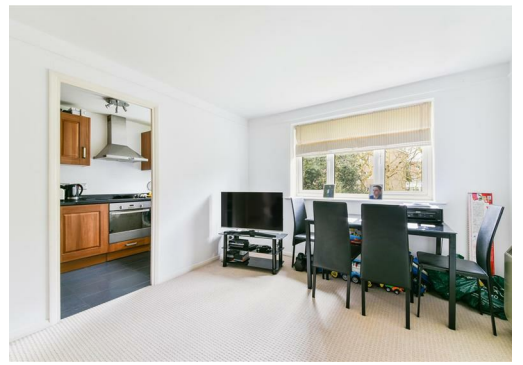
£170.42 per month including the buildings insurance

GROUND RENT

£190 per six months

COUNCIL TAX

Reigate & Banstead BAND C £2,271.88 2026/27

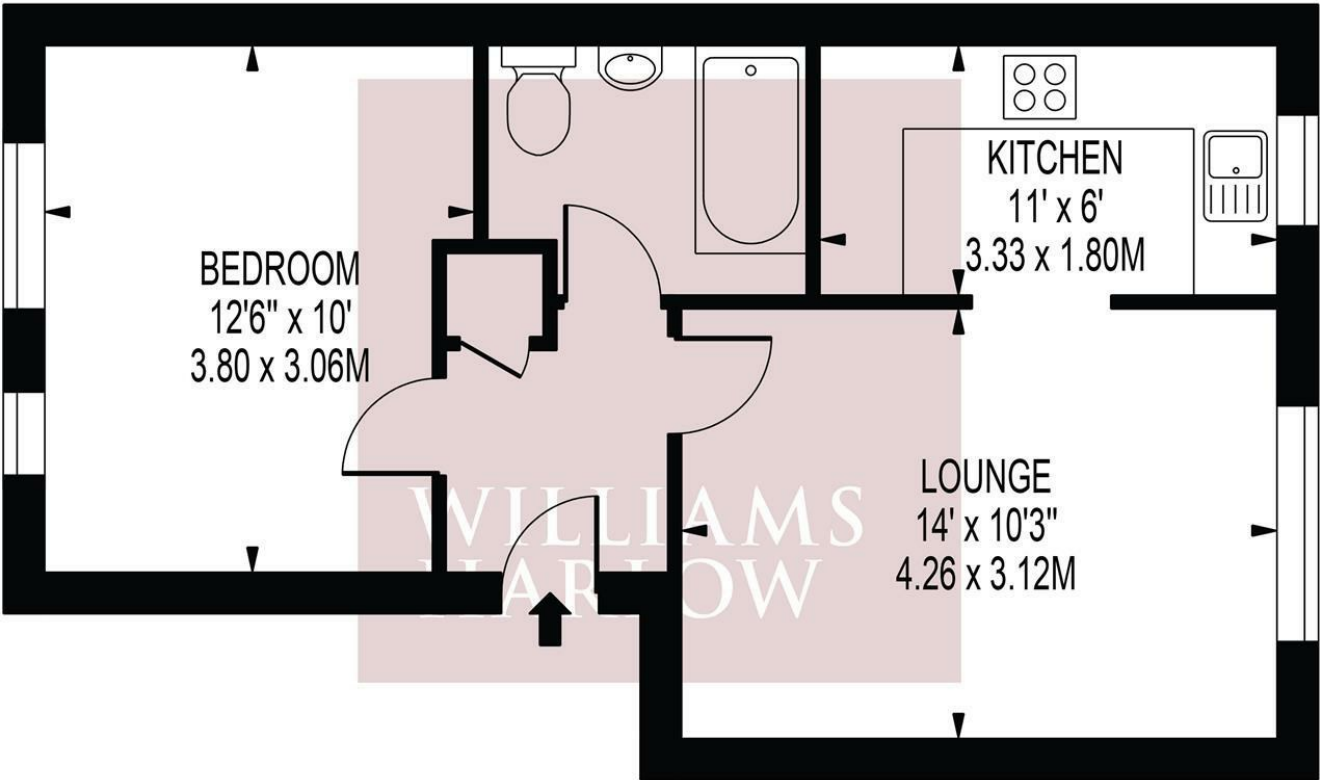
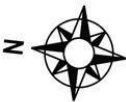


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WILLIAMS
HARLOW

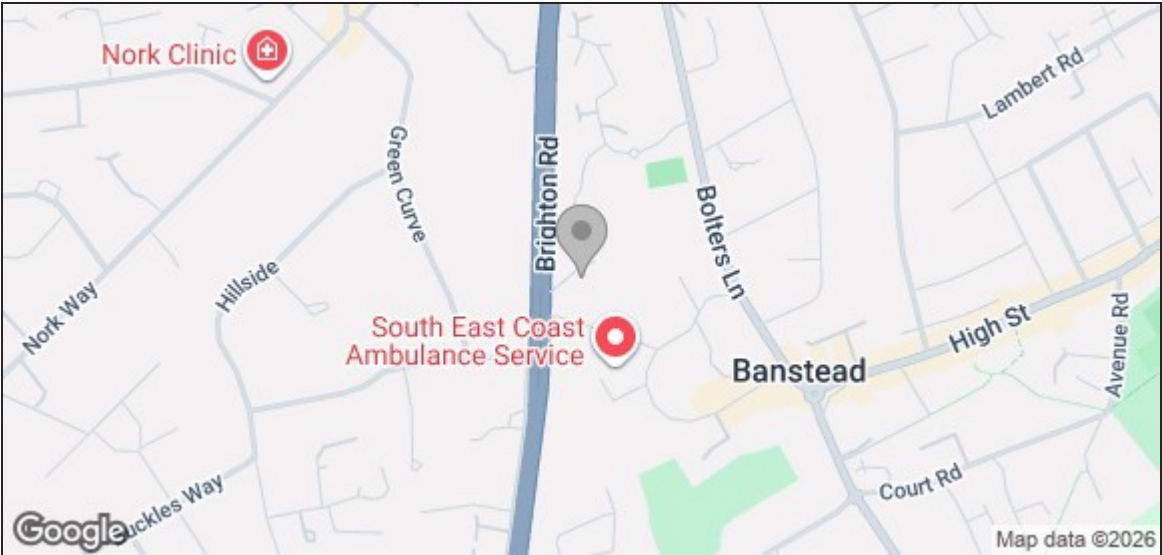
DUNNYMANS ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 420 SQ FT - 38.98 SQ M



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	67	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	