

High Street Banstead, Surrey SM7 2NL

CASH BUYERS ONLY for this two bedroom duplex maisonette located in a central position close to all local amenities. The property offers spacious accommodation arranged over two floors and does require some modernisation. Double glazing. Gas central heating. There is also allocated parking for one vehicle to the rear. **SOLE AGENTS. NO ONWARD CHAIN**

Asking Price £175,000 - Leasehold



ENTRANCE ACCESS

Gate is located to the rear of the property with steps up to a further walkway with metal railings on either side which give access to the:

FRONT DOOR

Outside light. Giving access through to the:

ENRANCE HALLWAY

Stairs to the first floor. Understairs cupboard housing insulated cylinder, meters and circuit breakers. Radiator.

SITTING ROOM

Window to the front overlooking the High Street. Radiator.

BEDROOM TWO

Window to the rear. Radiator. Wall mounted gas central heating boiler.

KITCHEN

Fitted with a basic range of wall and base units with a sink drainer. Various spaces for domestic appliances. Window to the front. Radiator.

BATHROOM

White suite. Panelled bath with mixer tap and shower attachment. Wash hand basin. Low level WC. Obscured glazed window to the rear. Part tiled walls. Radiator.

FIRST FLOOR ACCOMMODATION

GOOD SIZED LANDING

Accessed via a turn staircase. Access to the loft.

BEDROOM ONE

Window to the front. Access to eaves storage. Exposed beams.

OUTSIDE

PARKING

There is one allocated parking space located to the rear.

LEASE

99 years from 21st April 1978, approximately 52 years remaining.

GROUND RENT

£50 per annum.

MAINTENANCE CHARGES

To be confirmed.

COUNCIL TAX

Reigate & Banstead BAND C £2079.42 2024/25

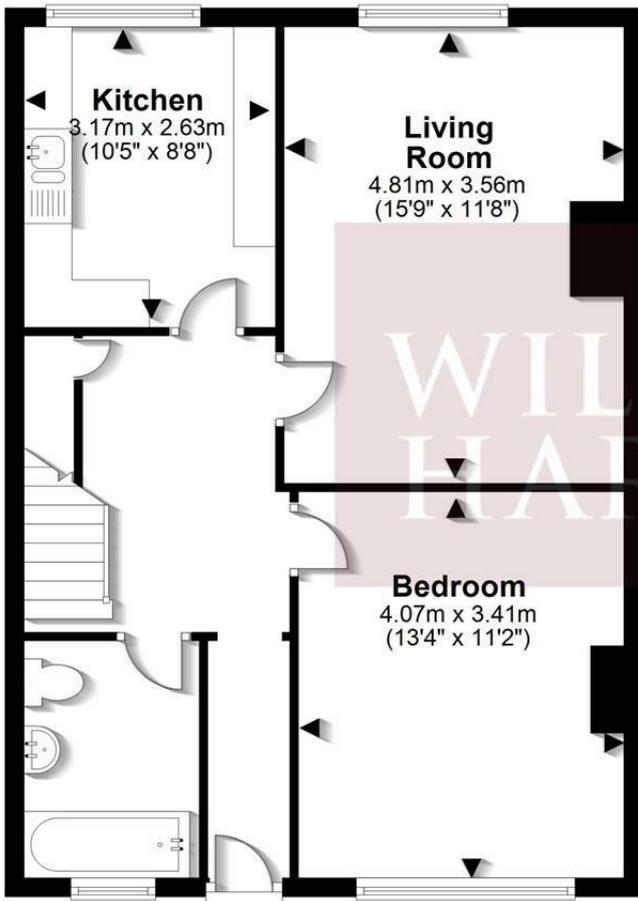


Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested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

**WILLIAMS
HARLOW**

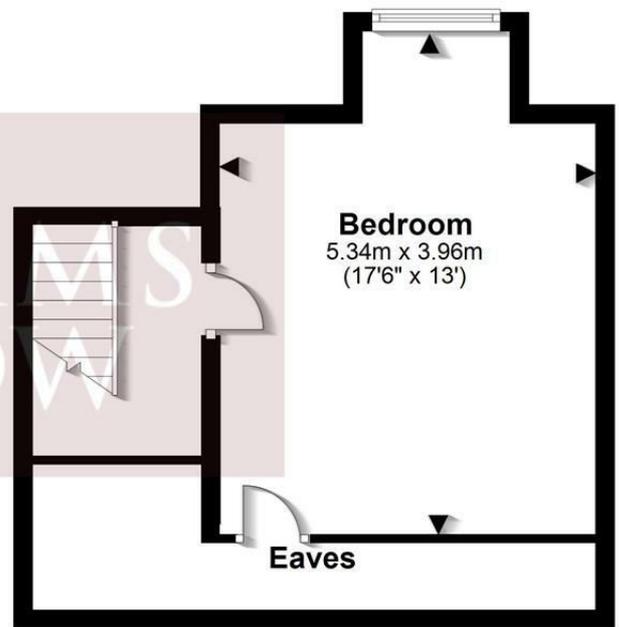
First Floor

Approx. 56.3 sq. metres (606.0 sq. feet)

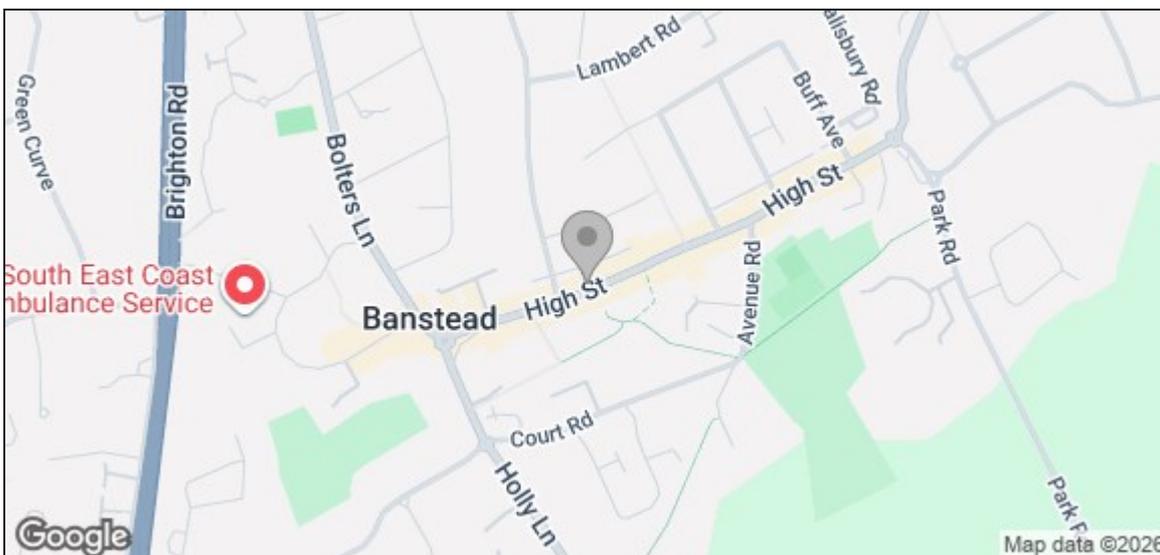


Top Floor

Approx. 29.1 sq. metres (313.0 sq. feet)



Total area: approx. 85.4 sq. metres (919.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	55	71
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	