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# 8 Hurley Close

## Banstead, SM7 1BY

2 2 1

## Offers In Excess Of £300,000 - Leasehold

This property is in excellent condition and is ideally situated, offering easy access to Banstead train station and the vibrant Banstead Village High Street, making it perfect for those who appreciate convenience and community.

The apartment features two generously sized double bedrooms, both equipped with built-in double wardrobes, providing ample storage space. The master bedroom benefits from an en-suite bathroom, ensuring privacy and comfort. In addition to the en-suite, there is a second well-appointed bathroom, making this home suitable for both families and professionals alike.

The heart of the home is the stylish open-plan kitchen-diner, which creates a welcoming space for entertaining guests or enjoying family meals. The modern design is complemented by double glazing and gas central heating, ensuring a warm and inviting atmosphere throughout the year.

For added security and peace of mind, the property is equipped with a secure video entry phone system. Furthermore, it includes allocated off-street parking for one vehicle, a valuable feature in this sought-after area.

This apartment is offered chain-free, making it an attractive option for those looking to move in without delay. With its prime location and excellent amenities, this property is a fantastic opportunity for anyone seeking a comfortable and convenient lifestyle in Banstead.



## ENTRANCE
Secure video entry phone into hallway and stairs to first floor

## HALLWAY
Wood flooring and store cupboard

## BEDROOM 1
3.47 x 3.08 (11'4" x 10'1")
Double size bedroom with built-in wardrobes and wood flooring.

## EN-SUITE
Modern En-suite shower room to bedroom 1 with shower cubicle,WC and hand-basin

## BEDROOM 2
3.57 x 2.80 (11'8" x 9'2")
Double size with wood flooring and built-in wardrobes

## BATHROOM
Family bathroom with bath, WC and hand-basin

## LOUNGE -KITCHEN-DINER
6.94 x 3.94 (22'9" x 12'11")
Open-plan with modern kitchen with all integrated appliances and access points for SKY cable TV. Good condition with large windows for lots of natural light.

## OUTSIDE
Allocated car parking space, communal grounds and gated drive

## COUNCIL TAX
Council Tax Band D £2,555.86 2026/27

## LEASE
Approx. 83 years remaining

## SERVICE CHARGES
Approximately £1,400.00 per annum.

## GROUND RENT
Nil











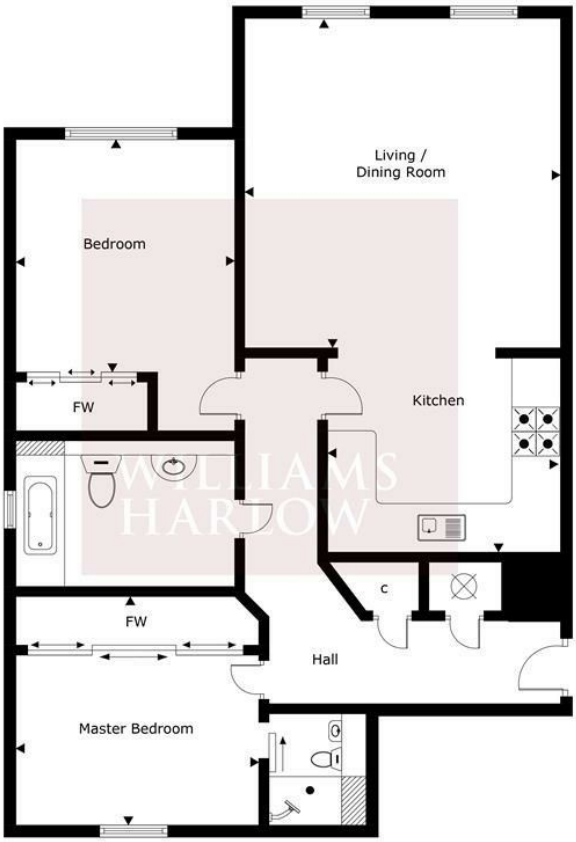






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WILLIAMS HARLOW




This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst care is taken in the preparation of this plan, please check all dimensions, shapes before making decisions reliant upon them. KEY: C = CUPBOARD FW = FITTED WARDROBE

