

Elizabeth Drive, Banstead, Surrey

Asking Price £320,000 - Leasehold

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WILLIAMS HARLOW























Located in this stunning residential area set up amongst 28 acres of communal gardens which comprise of formal gardens, wall gardens, Japanese gardens, tennis courts and formal areas of lawn, this gated complex offers a TWO DOUBLE BEDROOM, GROUND FLOOR apartment. There is an en-suite to the Master Bedroom plus an additional study area. The property offers one allocated parking space, double glazing and is in excellent decorative order throughout. NO ONWARD CHAIN. SOLE AGENTS

COMMUNAL ENTRANCE FRONT DOOR
With entry phone system, giving access to:

GROUND FLOOR LOBBY
Leading to:

PRIVATE FRONT DOOR
Giving access through to:

GENEROUS ENTRANCE HALL
'L' shaped entrance hall. Window overlooking the communal gardens. Electric heater. Wooden flooring. Coving. Downlighters. Large cloaks cupboard. Cupboard housing the insulated pressurised cylinder) Wall mounted entry phone system. Alarm control panel. Thermostat.

LOUNGE/DINING ROOM
2 x windows to front. Continuation of the wooden flooring. Wall lights. Coving. Archway opening through to:

STUDY AREA
Wall lights. Shelving. Continuation of the matching wooden flooring.

FULLY FITTED KITCHEN
Granite work surfaces. Sink drainer with mixer tap. A comprehensive range of cupboards and drawers below. Integral fridge and freezer. Fitted double oven and grill. Surface mounted electric hob with chimney extractor above. Integral washing machine. Integral dishwasher. Eye level cupboards. Window to front.

MASTER BEDROOM
Window to rear giving a pleasant outlook over the courtyard. Wall lights. Fitted wardrobes. Coving. Electric heater. Doorway giving access through to the:

EN-SUITE SHOWER ROOM
Fully enclosed shower cubicle. Low level WC with concealed cistern. Wash hand basin with mixer tap and cupboard below. Half height tiling. Heated towel rail. Window to rear. Ceiling mounted extractor. Downlighters.

BEDROOM TWO
3.18m x 2.44m (10'5 x 8'0)
Window to rear with pleasant outlook over the courtyard. Wall mounted electric heater. Wall lights. Coving.

BATHROOM
White suite. Panel bath with mixer tap and shower attachment. Wash hand basin with mixer tap and cupboard below. Low level WC concealed cistern. Mirrored cabinet. Half height tiling. Downlighters. Ceiling mounted extractor.

OUTSIDE
The property is surrounded by stunning communal gardens which surround the development comprising of formal gardens, areas of lawn and well stocked flower and shrub borders. Areas of woodland, Japanese garden and tennis courts. The site is approached via electronically controlled security gates.

PARKING
There is one allocated parking space and ample visitors parking on site.

LEASE
999 years from 1st January 2006.

MAINTENANCE CHARGES
£2,446.90 - 1st January 2026 to 30th June 2026 - includes the water and buildings insurance.

GROUND RENT
£350 per annum, payable in two installments.

COUNCIL TAX
Reigate & Banstead BAND D £2555.86 2026/27



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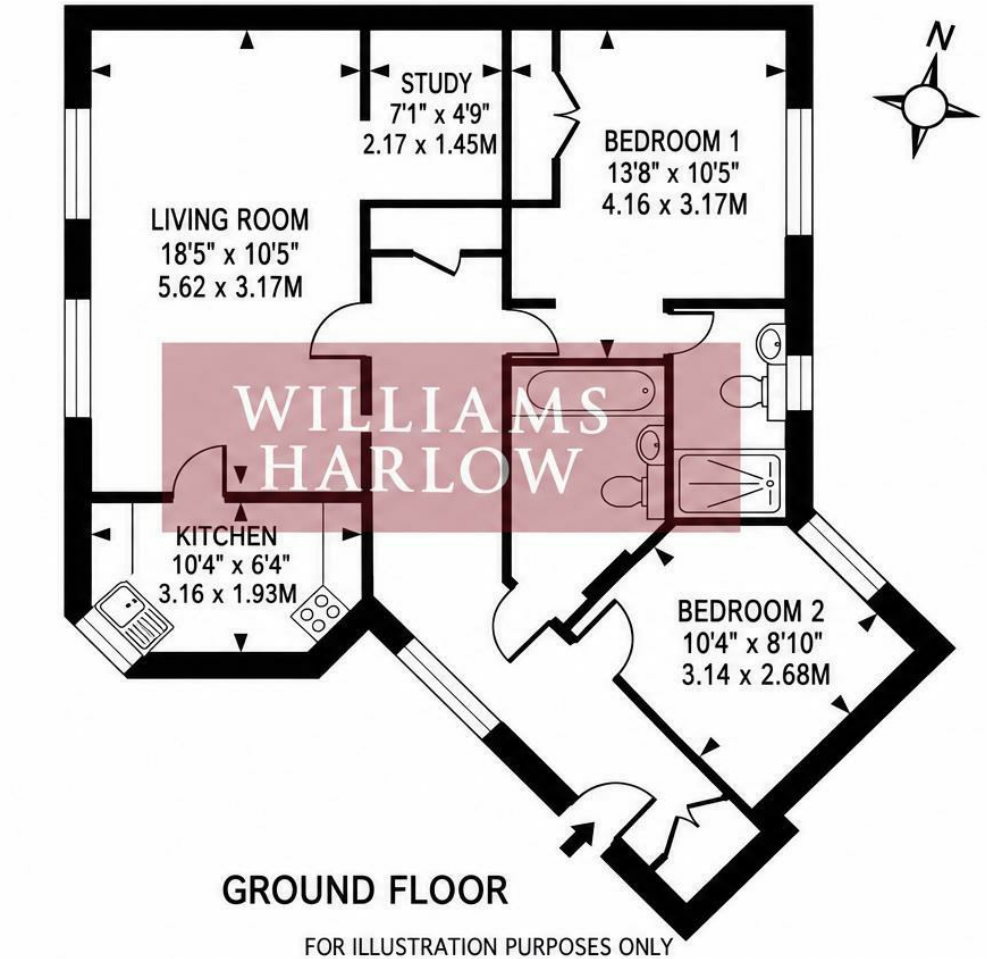
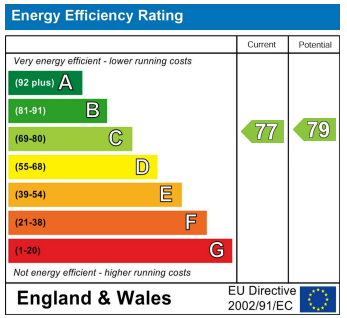
ELIZABETH HOUSE

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 758 SQ FT - 70.40 SQ M



GROUND FLOOR

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.

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