

8 Hurley Close

Banstead, SM7 1BY

£325,000 - Leasehold



Welcome to this charming two double bedroom first floor apartment located in the desirable gated development of Hurley Close, Banstead. This property offers a perfect blend of comfort and convenience, making it an ideal choice for both first-time buyers and those looking to downsize. As you enter the apartment, you are greeted by a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The well-appointed kitchen is designed for practicality and ease, ensuring that meal preparation is a delight. The two generously sized double bedrooms offer ample space for furnishings and personal touches, while the two modern bathrooms provide convenience and privacy for residents and visitors alike. One of the standout features of this property is the allocated parking space, ensuring that you have a secure place for your vehicle. Additionally, the attractive communal gardens surrounding the development offer a lovely outdoor space to enjoy the fresh air and natural beauty. Situated in a peaceful area, this apartment is within easy reach of local amenities, schools, and transport links, making it a perfect base for modern living. Whether you are looking to enjoy a quiet evening in or explore the vibrant community of Banstead, this property is sure to meet your needs.



MAIN ENTRANCE

Secure video entry phone, giving access into entrance hallway with stairs to the first floor.

FIRST FLOOR

PRIVATE FRONT DOOR

Giving access through to:

ENTRANCE HALLWAY

Wood flooring and store cupboard.

KITCHEN AREA

2.67 x 2.45 (8'9" x 8'0")

All intergrated appliances including. Fridge Freezer. Dish Washer. Washing Machine. Electric Oven / Hob and extracor above. Range of cupboards and drawers at both eye lever and below the work surface.

LOUNGE / DINING AREA

4.97 x 4.27 (16'3" x 14'0")

Open-plan with Radiator. 3 Windows allowing lots of natural light and access points for SKY cable TV.

BEDROOM ONE

4.31 x 2.66 (14'1" x 8'8")

Double bedroom. Built-in wardrobes. Double glazed window. Radiator. Door way leading through to -

EN-SUITE

En-suite shower room with shower cubicle. Low level WC. Wash hand basin.

BEDROOM TWO

2.71 x 2.91 (8'10" x 9'6")

Double sized bedroom. Built-in wardrobes. Double glazed window. Radiator.

BATHROOM

Family bathroom with bath. Low level WC. Wash hand basin.

OUTSIDE

PARKING

One allocated parking space.

LEASE

Approximately 85 years remaining.

SERVICE CHARGES

Approximately £1400 per annum

GROUND RENT

Approximately £500 per annum.

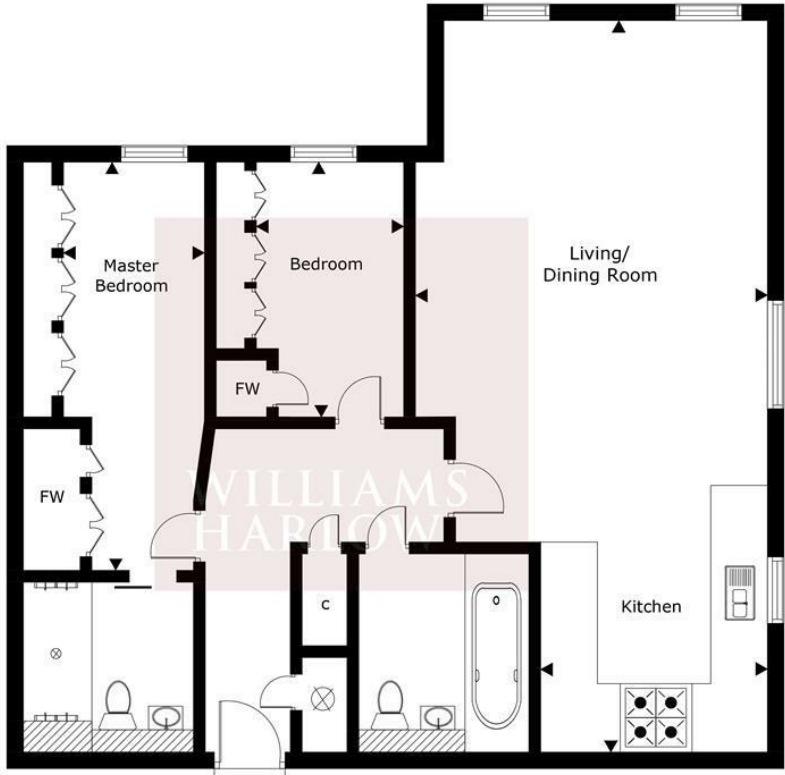
COUNCIL TAX

Reigate & Banstead BAND D £2,448.79 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.

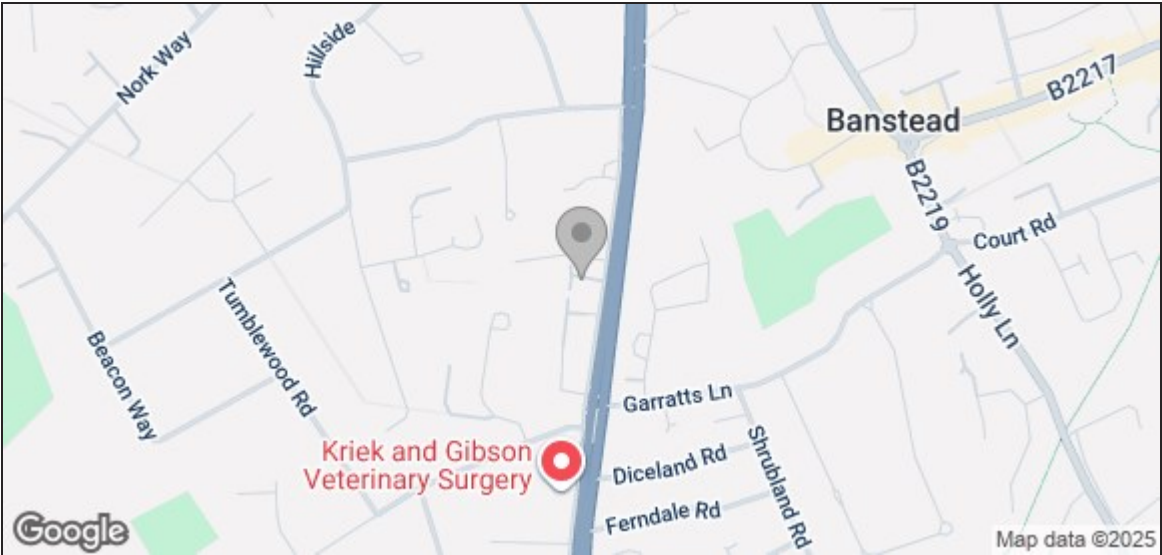
WILLIAMS
HARLOW



MAIN FLOOR
APPROX. FLOOR
AREA 676.38 SQ.FT.
(62.86 SQ.M.)

TOTAL APPROX. FLOOR AREA 676.38 SQ.FT. (62.86 SQ.M.)

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	