Bolters Lane, Banstead, Surrey

£275,000 - Leasehold

WILLIAMS HARLOW

Hotpoint

WILLIAMS HARLOW BANSTEAD ARE PLEASED TO PRESENT an opportunity to acquire a one double bedroom GROUND FLOOR purpose built retirement property located in the heart of Banstead Village and is within easy walking distance of all the local amenities and transport links. The property benefits from direct access to a patio forming part of the communal gardens. Fully fitted kitchen, double glazing, electric heating, on site Warden Manager. NO ONWARD CHAIN

COMMUNAL ENTRANCE

Entry phone system giving access to:

COMMUNAL ENTRANCE LOBBY

Giving access to:

PRIVATE FRONT DOOR

Giving access through to:

ENTRANCE HALLWAY

3.05m x 1.98m (10'0 x 6'6)

Electric heater. Coving. Emergency pull cord. Large cupboard housing insulated cylinder and circuit breakers. A further cupboard nearby with slatt shelving.

LOUNGE/DINING ROOM

3.15m x 5.69m (10'4 x 18'8)

Full height glazed doors with windows either side enjoying a pleasant outlook and access to the rear. Fireplace feature with stone surround and hearth with inset electric fire. Wall lights. Coving. 2 x wall mounted electric heaters. Emergency pull cord.

PATIO

Accessed from the lounge/dining room. Principally paved beyond which is the communal gardens. This patio forms part of the communal gardens.

KITCHEN

1.96m x 2.31m (6'5 x 7'7)

Well fitted with a modern range of wall and base units. Roll edge work surfaces incorporating a stainless steel sink drainer with mixer tap. A comprehensive range of cupboards and drawers below the work surface. Fitted oven and grill. Surface mounted four ring halogen hob with extractor above. Integral fridge and integral freezer. Range of eye level cupboards. Coving. Part tiled walls. Window to rear. Emergency pull cord.

DOUBLE BEDROOM

2.77m x 4.27m (9'1 x 14'0)

Window to rear enjoying a pleasant outlook over the communal gardens. Wall mounted electric heater. Coving. Fitted wardrobe providing useful hanging and storage. Emergency pull cord.

SHOWER ROOM

Fully enclosed shower cubicle with wall mounted shower. Wash hand basin with vanity cupboards below. Low level WC with concealed cistern. Eye level storage cupboards. Illuminated mirror. Shaver point. Shaver point. Coving. Fully tiled walls. Ceiling mounted fan. Heated towel rail. Wall mounted electric heater. Emergency pull cord.

COMMUNAL FACILITIES

OVERNIGHT GUEST ACCOMMODATION

Available for a small charge for overnight guests by prior arrangement with the on site manager.

COMMUNAL RESIDENTS LOUNGE

Located on the ground floor of the building with a kitchen service area adjoining.

LAUNDRY

There is a communal residents laundry located on the ground floor.

GYM

For use of the residents.

LEASE

125 years from 1 April 2005.

SERVICE CHARGES

£1746 paid every six months includes the water bill and building insurance

GROUND RENT

£179.50 paid every six months

PARKING

There is resident parking and also visitors parking, access is via electronic coded gates.

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.

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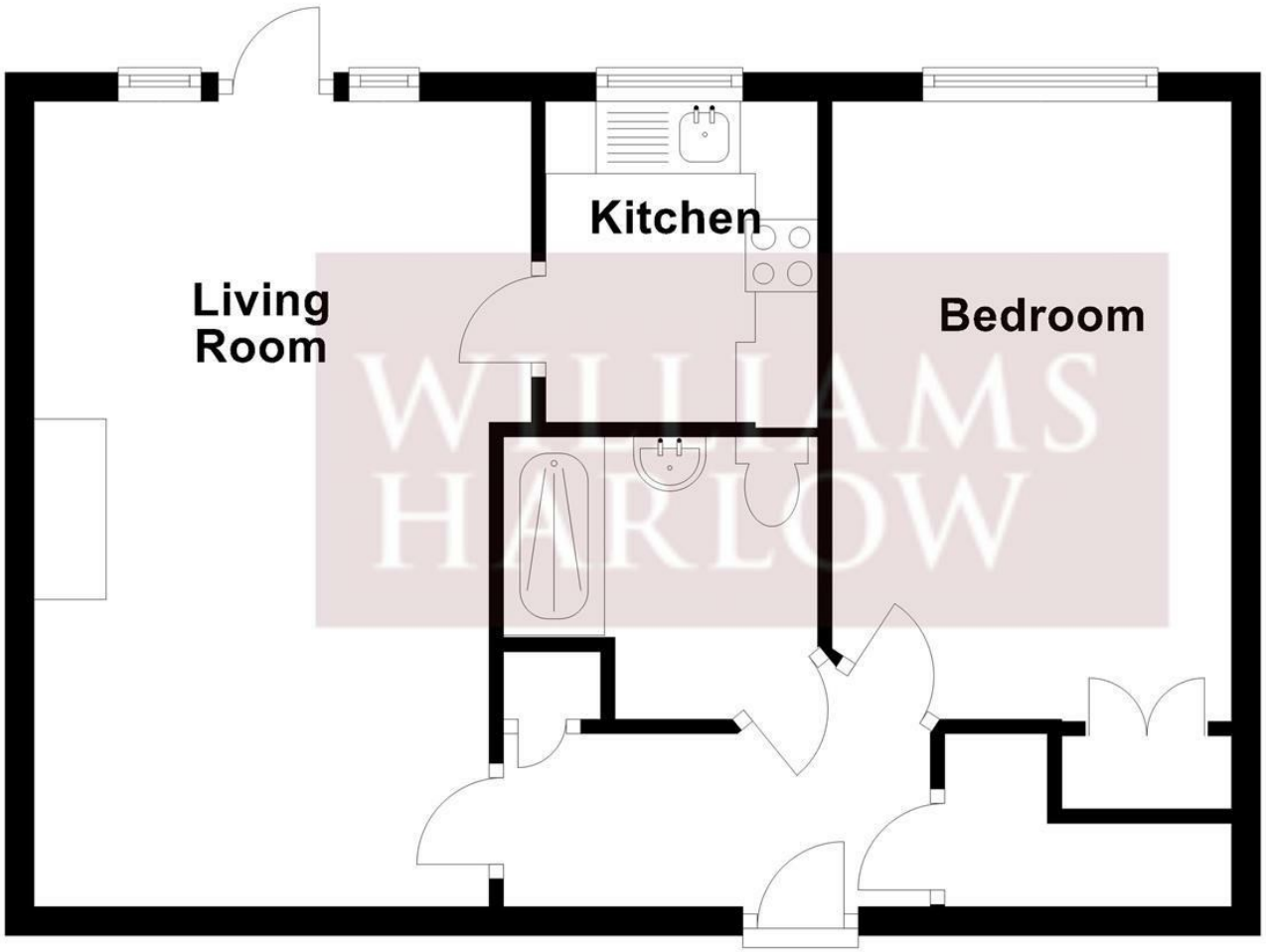
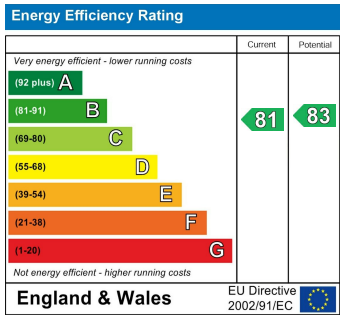
Ground Floor

Approx. 46.3 sq. metres (498.2 sq. feet)





Total area: approx. 46.3 sq. metres (498.2 sq. feet)