

Dunnymans Road Banstead, Surrey SM7 2BZ

CASH BUYERS ONLY due to lease length. An opportunity to acquire a well presented TWO DOUBLE BEDROOM APARTMENT situated on the second floor of a purpose-built, low-rise block. The property is located within easy reach of Banstead High Street and all its amenities. Internally the property consists of two double bedrooms, a modern kitchen, good-sized lounge and family bathroom. Double glazing and modern electric heaters. Ample residents car parking spaces outside. NO CHAIN. SOLE AGENTS.

Asking Price £250,000 - Leasehold



ENTRANCE HALL

with airing cupboard housing water tanks. There is an entryphone and wall heater. Access to boarded loft via ladder.

LOUNGE

4.37 x 4.29 (14'4" x 14'1")

Double glazed windows to rear, new electric heater

KITCHEN

2.92 x 2.13 (9'7" x 7'0")

range of modern base and eye level cupboards, roll topped working surfaces, single drainer stainless steel sink unit with mixer taps, electric cooker, fridge/freezer and washing machine/dryer, double glazed window, part tiled walls, vinyl tiled floor.

BEDROOM ONE

3.38 x 2.77 (11'1" x 9'1")

Double glazed windows with front aspect. There is a wardrobe and new electric heater

BEDROOM TWO

3.23 x 2.13 (10'7" x 7'0")

with double glazed window with front aspect and electric heater

BATHROOM

Panelled bath with mixer tap, shower over and shower screen, vanity unit with wash hand basin, cupboards and drawers, low level w.c. Part tiled walls, Dimplex wall heater, ceramic tiled floor.

PARKING AVAILABLE

Ample parking for residents

LEASE

69 years remaining - The estimated cost to take the lease back up to 100 year term is £35,000 plus legal costs.

MAINTENANCE

Approximately £140.00 PCM including water rates and buildings insurance.

GROUND RENT

£100 per annum paid half yearly

COUNCIL TAX

Council Tax Band C £1923.93 (23/24)

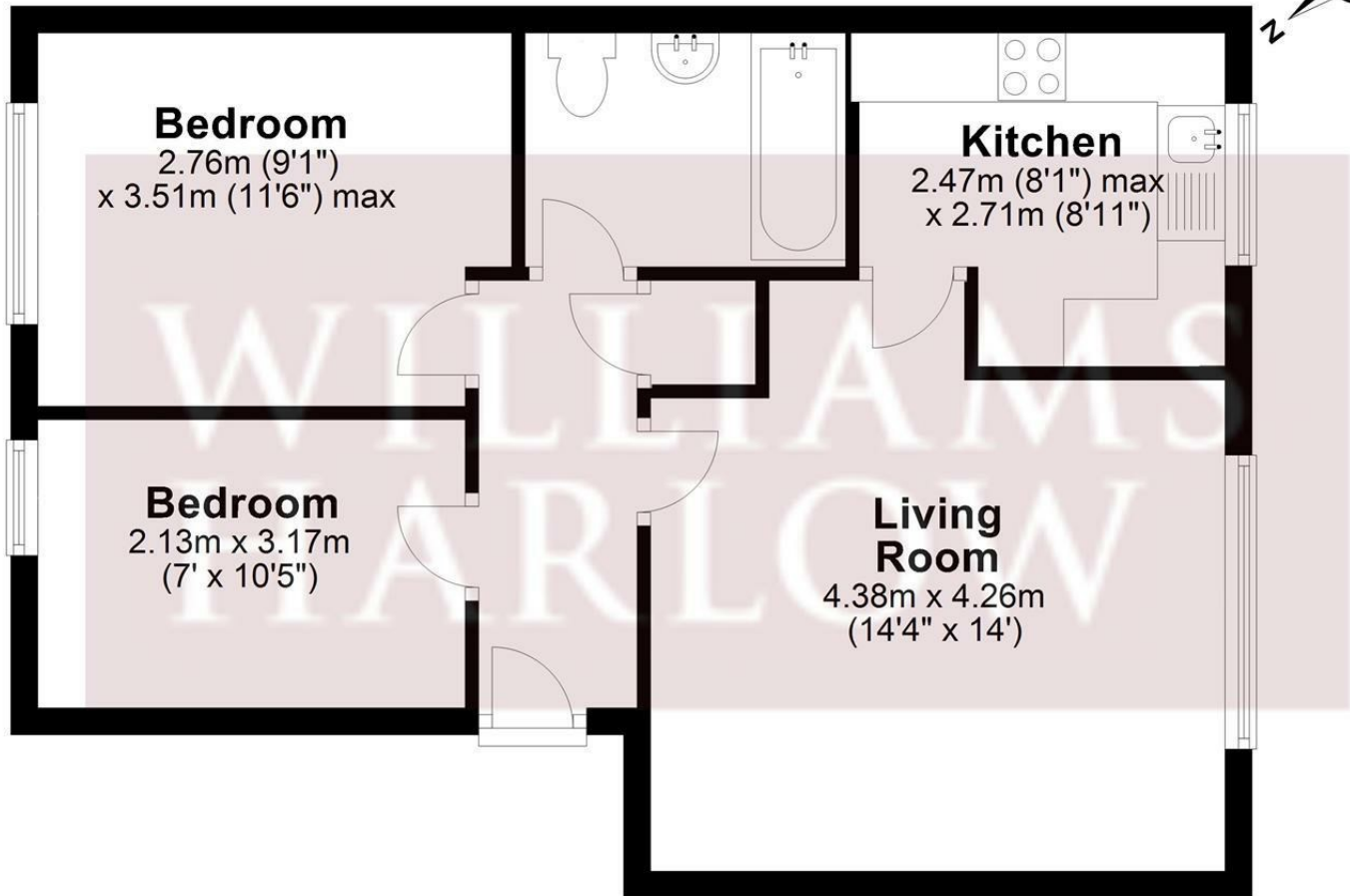
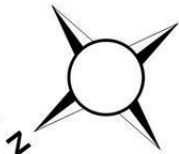


Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested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

Top Floor

Approx. 49.1 sq. metres (528.6 sq. feet)



Total area: approx. 49.1 sq. metres (528.6 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	68	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	