

**WILLIAMS
HARLOW**

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Diceland Road Banstead, SM7 2ET

This delightful ground floor apartment on Diceland Road offers a perfect blend of comfort and convenience, with one spacious double bedroom and a good sized living area. The property is well maintained with a good standard of kitchen and bathroom, all of which is located within an easy walk of Banstead Village giving access to a variety of local amenities, including shops, cafes, and parks, and transport links. There is also one allocated parking space. **SOLE AGENTS**

Asking Price £250,000 - Leasehold



THE PROPERTY

A bright spacious ground floor apartment offers a large lounge area opening through to a modern kitchen. The large bedroom offers plenty of fitted wardrobe/cupboards providing useful hanging and storage space. The bathroom is modern with a panel bath, overhead shower and glass shower screen, contemporary wash hand basin, wc, large wall mirror and fully tiled. The property is move in ready.

OUTDOOR SPACE

There is one allocated parking space and attractive communal garden mainly focused to the rear.

THE LOCAL AREA

Banstead Village is located a 10 minute walk away and is lined with a mix of independent shops, larger brands such as Waitrose, Marks and Spencer's food and Tesco express for groceries. When it comes to dining, you're spoilt for choice with eateries, restaurants and coffee shops. The property is well connected by local transport and by road, with easy access to the A217 and M25. Gatwick Airport is only 20 minutes drive away.

WHY YOU SHOULD VIEW

Isabella apartments is located in a popular residential area of Banstead with easy access to Banstead Village and local transport. Ideal for first time buyers, downsizers or investors. The property also benefits from a healthy lease of 168 years remaining.

LOCAL TRAINS

Banstead Train Station – London Victoria 1 hour
Sutton – London Victoria 33 minutes
Sutton to London Bridge 39 minutes
Tottenham Corner Station – London Bridge, 1 hour 9 min
Kingswood, Chipstead, Woodmansterne – London Bridge –
Approx. 1 hour 2 min
Tadworth – London Bridge 1 hour

LOCAL BUSES

S1 Banstead to Lavender Field (Mitcham) via Sutton
166 Banstead to Epsom Hospital via Epsom Downs, Banstead,
Woodmansterne, Coulsdon, Purley, West Croydon Bus Station
420 Sutton to Crawley via Banstead, Tottenham Corner, Tadworth,
Kingswood, Lower Kingswood, Reigate, Redhill, Earlswood, Salfords,
Horley, Gatwick Airport (South)
420 Sutton to Redhill, via Banstead, Tadworth, Lower Kingswood,
Reigate

LOCAL SCHOOLS

St Annes Catholic Primary School – Ages 4-11
Banstead Infant School – Ages 4-7
Banstead Community Junior School – Ages 7-11
The Beacon School Secondary School – Ages 11-16
Aberdour School – Ages 2-11

LEASE

168 years remaining.

SERVICE CHARGE

Approximately £1,223 per annum

EPC RATING

C

COUNCIL TAX

Reigate & Banstead BAND C £2079.42 2024/25

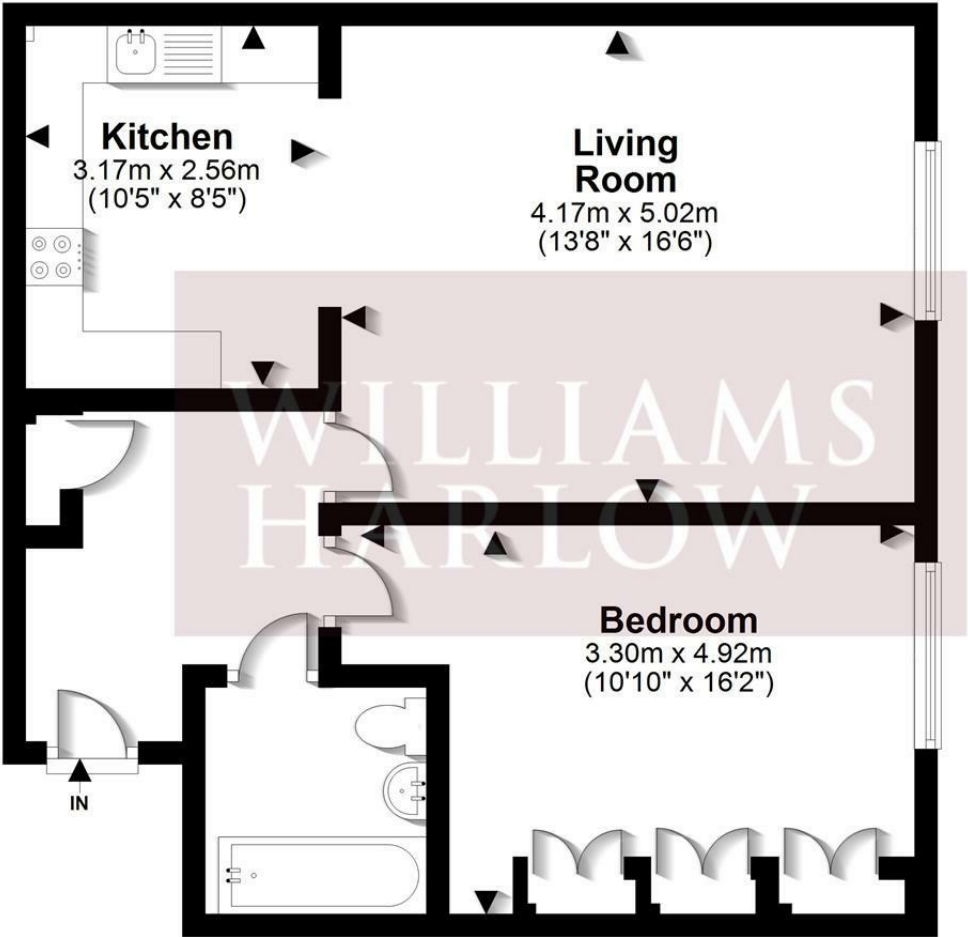
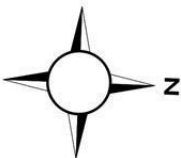


Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested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

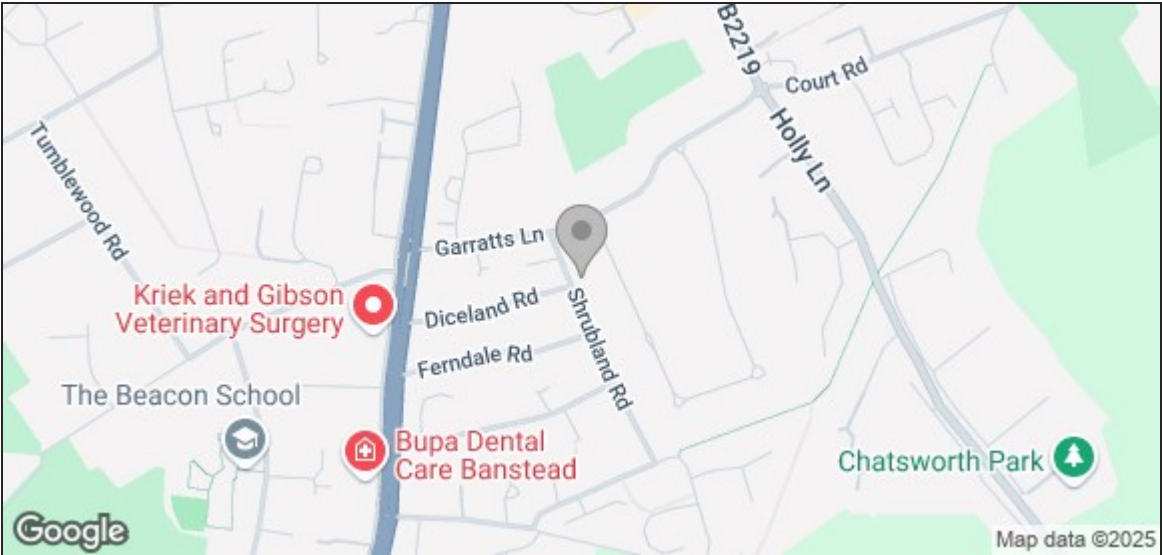
WILLIAMS
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Ground Floor

Approx. 57.5 sq. metres (619.3 sq. feet)



Total area: approx. 57.5 sq. metres (619.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(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		