

## Brighton Road Banstead, Surrey SM7 1BS

An opportunity to acquire a modern purpose built luxury one double bedroom top floor apartment located in within easy walking distance of BANSTEAD VILLAGE and BANSTEAD MAINLINE STATION with direct train services to London Victoria. The property benefits from an OPEN PLAN KITCHEN & LOUNGE/DINER and is in immaculate condition throughout with an excellent standard of kitchen and bathroom. One allocated parking space and landscaped communal gardens. Built in 2015. CHAIN FREE. SOLE AGENTS.

Offers In Excess Of £275,000 - Leasehold



## COMMUNAL ENTRANCE

Entry phone system. Staircase giving access to the:

## SECOND FLOOR

Giving access to:

## PRIVATE FRONT DOOR

Solid wood front door giving access through to:

## ENTRANCE HALL

Downlighters. Entry phone system. Radiator. Storage cupboard housing meters, fuse board, boiler and ample storage. Hardwood veneers engineered flooring.

## OPEN PLAN LOUNGE/DINING & KITCHEN

### LOUNGE/DINING AREA

6.508 x 3.802 maximum (21'4" x 12'5" maximum)

Downlighters. Velux windows to the side and front. Continuation of the hardwood veneers engineered flooring.. 2 x radiators. Digital thermostatic control. Pre-wired connections for satellite television and terrestrial tv.

### KITCHEN AREA

2.798 x 2.293 (9'2" x 7'6")

Schmidt luxury designer kitchen with high gloss finish. A range of soft closed storage cupboards and cupboards and drawers below the work surface. Quartz work surface incorporating a stainless steel with mixer tap. Bosch induction hob with extractor above. Vast range of integrated Bosch appliances including microwave, electric oven, washer/dryer and dishwasher. Fridge with freezer compartment. Skylight allowing natural light into the area. Downlighters. Continuation of the hardwood veneers engineered flooring.

### DOUBLE BEDROOM

3.679 x 3.591 maximum (12'0" x 11'9" maximum)

Velux windows to the side and rear. Downlighters. Built in wardrobes. Pre-wired connections for satellite television and terrestrial tv. Radiator.

### BATHROOM

Walk in shower cubicle with rain shower and hand held shower. Low level WC with concealed cistern. Wall mounted wash hand basin with storage below. Shaver point. Mirror. Downlighters. Extractor fan. Tiled floors. Heated towel rail.

## OUTSIDE

Well maintained communal gardens.

## PARKING

There is allocated parking for one vehicle.

## LEASE

115 years remaining.

## MAINTENANCE CHARGES

£1,350.00 per annum approximately

## GROUND RENT

£250 per annum approximately.

## BUILDING INSURANCE

£295.00 per annum

## COUNCIL TAX

Reigate & Banstead BAND C £2,176.70 2025/26

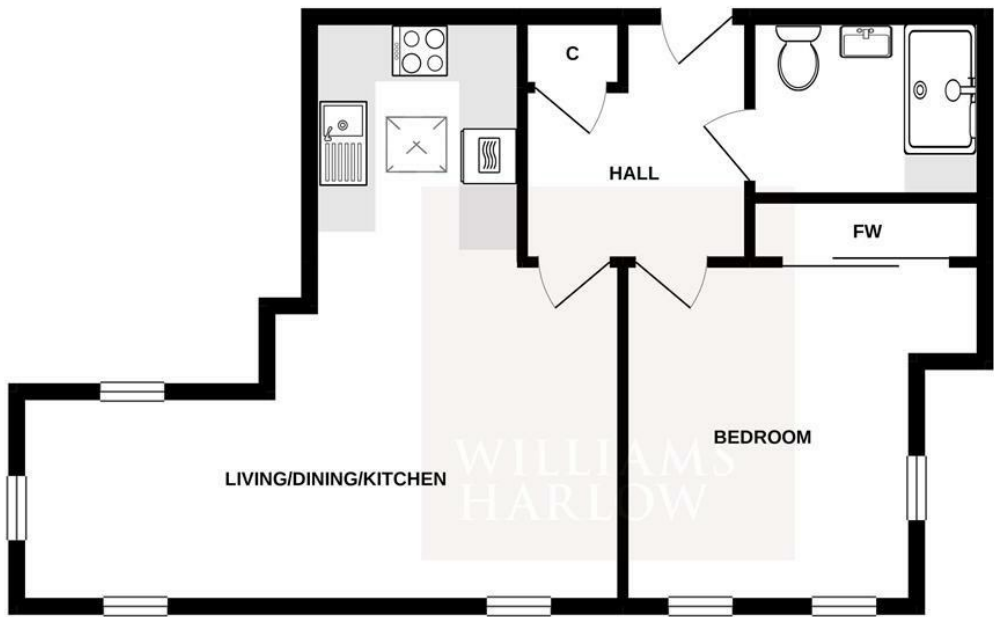




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WILLIAMS  
HARLOW

TOP FLOOR



TOTAL APPROXIMATE FLOOR AREA 549 SQ.FT. (51.0 SQ.M.)

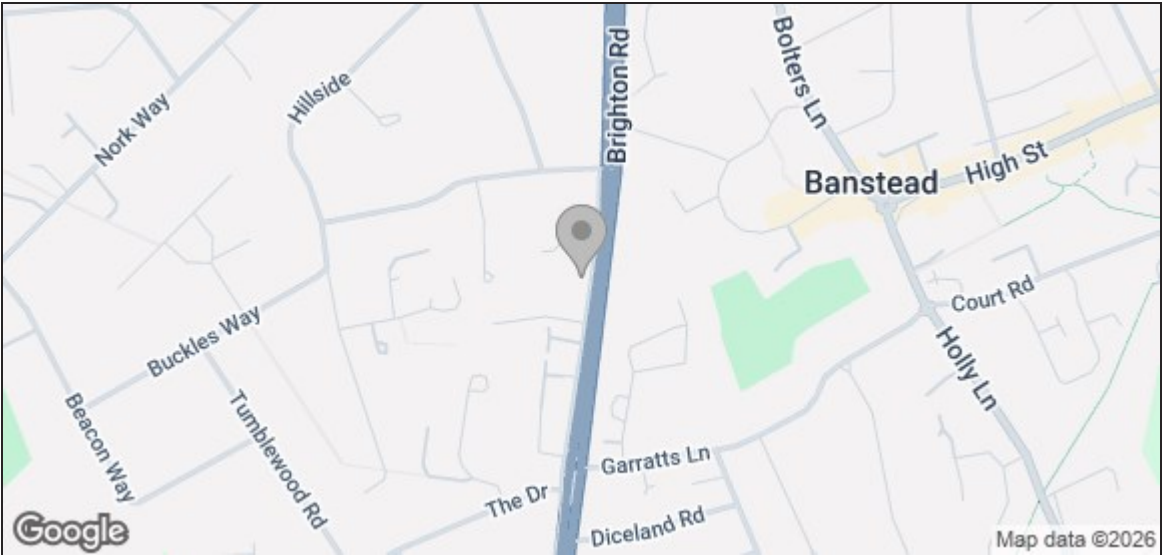
Whilst care is taken in the production of this floorplan, its intended use is solely for layout guidance only to assist you when making a decision to physically view the property in person. Windows, door opening, appliances, fixtures & fittings are only approximate & not guaranteed. When making a legal commitment to purchase you should personally check all dimensions, shapes & room layouts before making a final decision that you may later be reliant upon.

KEY: C = CUPBOARD, A/C = AIRING CUPBOARD, FW = FITTED WARDROBE, LD = LARDER, ES = EAVES STORAGE, RHH = REDUCED HEAD HEIGHT

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	83	83
(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		