



1-11
Merrymeet

NO
STANDING
VEHICLES
FOR SALE

Merrymeet, Banstead,
Offers Over £250,000 - Leasehold

 2  |  |

WILLIAMS
HARLOW











A bright and spacious TWO DOUBLE bedroom apartment offering accommodation over 700 sq ft, within this quiet location. The property has, communal gardens and plentiful parking. Close to local shops, mainline station and good local schools. SOLE AGENTS. NO CHAIN

THE PROPERTY

A first floor two double bedroom apartment attracting, downsizers, first time buyers, investors or professional couples. Only a short distance from Chipstead train station which offers routes into London.

OUTDOOR SPACE

There are well maintained communal gardens to the rear of the property with a westerly aspect benefitting from side access. There are parking spaces to the front as well as multiple spaces to the rear.

LOCAL AREA

One of Woodmansterne's strong suits is its educational facilities. The area boasts several primary schools. Outside of the classroom, Woodmansterne offers a plethora of activities for families. The Woodmansterne Recreation Ground is a local favourite which has a park, football and cricket pitches and a cafe on site. Woodmansterne parade of shops offer a range of local amenities including the area's finest fish and chips. There is also GP practice locally alongside bakery, cafe and convenience stores. Banstead Village High Street with a wider variety of shops, restaurants, local facilities is only a mile away. The area is well connected by road with easy access to the A217, M25 and A3 making commuting straight forward.

LOCAL TRAINS

Chipstead & Woodmansterne Train Station - London Bridge within an hour.

Tattenham Corner Station – London Bridge, 1 hour 9 min

Epsom – London Bridge or London Victoria 50 min

Epsom Downs to London Victoria 1 hour 1 min

LOCAL BUS ROUTES

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, Tattenham

Corner, Tadworth, Kingswood, Lower Kingswood, Reigate, Redhill, Earlswood, Salfords, Horley, Gatwick Airport (South)

420 Sutton to Redhill, via Banstead, Tadworth, Lower Kingswood, Reigate

COUNCIL TAX

Reigate & Banstead BAND C £2,079.42 2024/25

LEASE

90 years remaining.

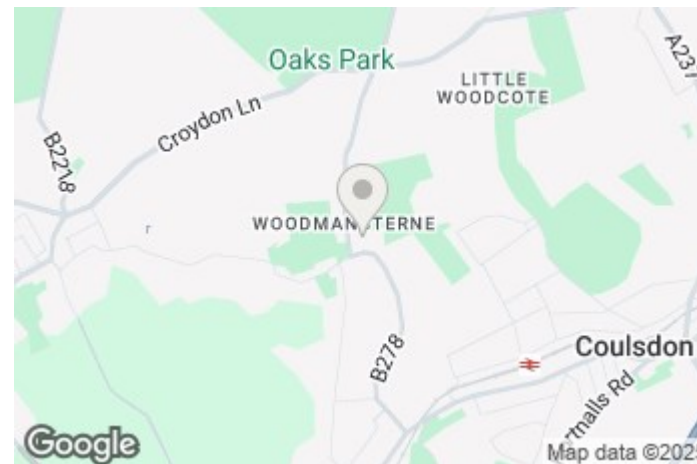
GROUND RENT

£10 per annum.

MAINTENANCE CHARGES

Approximately £712 per year but paid every six months.

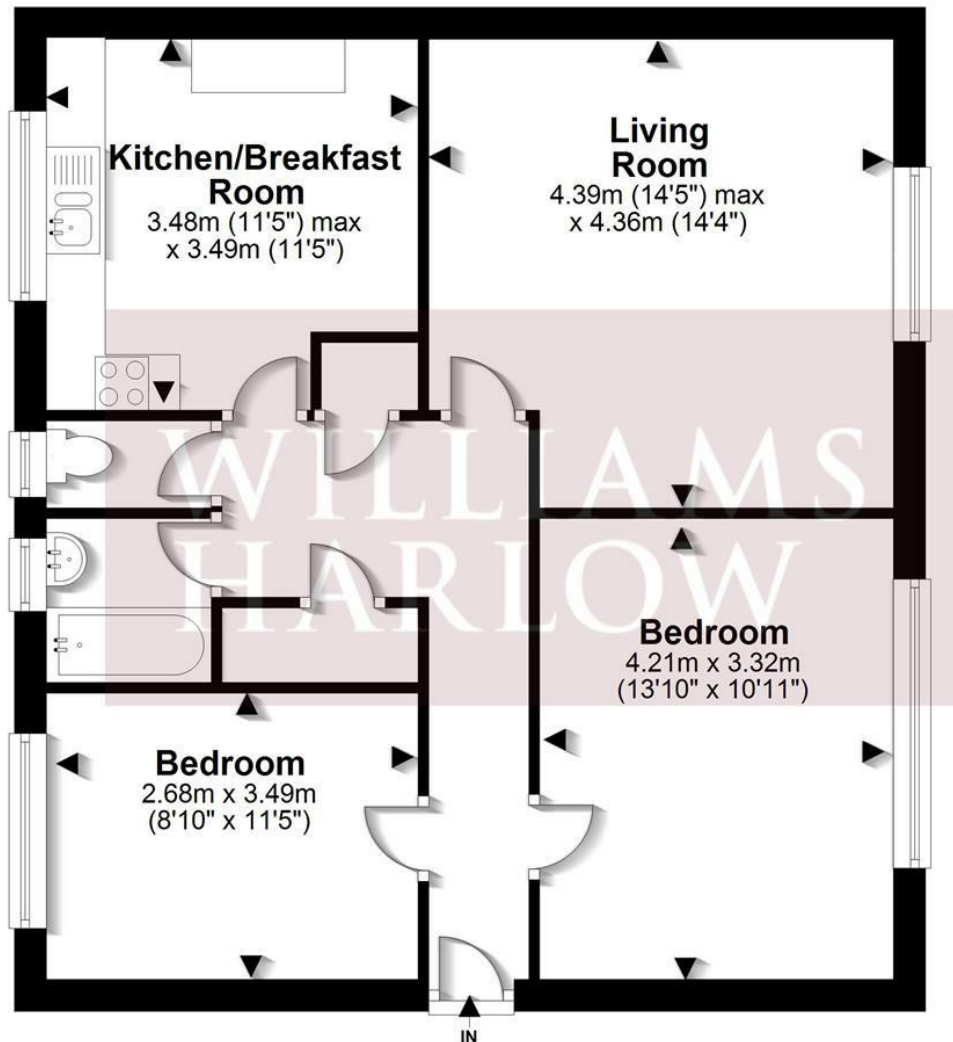
Building insurance is included.



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.

First Floor

Approx. 69.6 sq. metres (749.2 sq. feet)



Total area: approx. 69.6 sq. metres (749.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(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

**WILLIAMS
HARLOW**