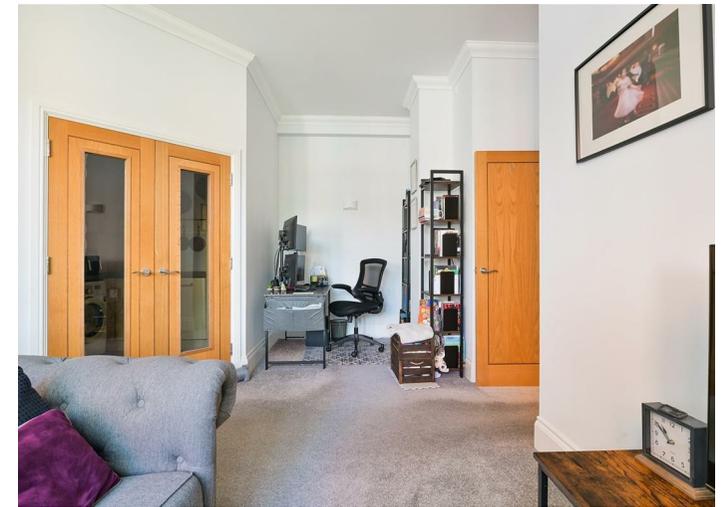




Elizabeth Drive, Banstead, Surrey
£300,000 - Leasehold



**WILLIAMS
HARLOW**











Situated in the picturesque surroundings of Elizabeth Drive, Banstead, this delightful first-floor conversion apartment offers a perfect blend of comfort and elegance. Set within an impressive 28 acres of beautifully maintained communal grounds, this property is ideal for those seeking a tranquil lifestyle while remaining conveniently close to local amenities.

The apartment features two well-proportioned bedrooms, providing ample space for relaxation and rest. The reception room is inviting and serves as a perfect space for entertaining guests or enjoying quiet evenings at home. The kitchen and bathroom are of an excellent standard, ensuring that modern living needs are met with style and functionality.

Residents will appreciate the convenience of allocated parking, along with additional visitors' parking, making it easy for friends and family to visit. Accessibility is also a key feature, with both stair and lift access available, catering to all needs.

With a generous 999-year lease, this property presents a fantastic opportunity for both first-time buyers and those looking to downsize. The combination of a serene setting, quality finishes, and practical amenities makes this apartment a truly desirable home. Don't miss the chance to experience the charm and comfort that this property has to offer.

COMMUNAL ENTRANCE DOOR

Entry phone system. Entering at the lower ground level with stairs and lift rising to:

GROUND FLOOR LANDING

Giving access to:

PRIVATE FRONT DOOR

Giving access through to:

INNER 'L' SHAPED ENTRANCE HALL

3.35m x 1.91m (11'0 x 6'3)

Thermostat for heating. Wall mounted entry phone system. Wall mounted electric heater. Coving. Downlighters. Cupboard

housing insulated water cylinder. Further cupboard housing meters.

LOUNGE/DINING ROOM

5.79m x 4.57m (19'0 x 15'0)

Measurement excluding entrance recess. Large window. Coving. Wall lights. Wall mounted electric heater. Double opening glazed doors giving access to:

FULLY FITTED KITCHEN

2.36m x 2.51m (7'9 x 8'3)

Well fitted with a modern range of wall and base units comprising of roll edge work surfaces incorporating a 1 1/2 bowl stainless steel sink drainer with mixer tap. A comprehensive range of cupboards and drawers below the work surface with integrated slimline dishwasher, space for washing machine, integral fridge and integral freezer. Fitted double oven and grill. Surface mounted four ring halogen hob with chimney extractor above. A comprehensive range of eye level cupboards benefitting from under lighting. Part tiled walls. Downlighters. Plinth heater.

BEDROOM ONE

2.26m x 5.61m (7'5 x 18'5)

Further entrance area 3'9 x 5'0. Coving. Wall lights. Window. Wall mounted electric heater.

BEDROOM TWO

2.77m x 3.66m (9'1 x 12'0)

Window. Radiator. Wall lights. Coving.

BATHROOM

White suite. Panel bath with mixer tap, shower attachment and glass shower screen. Low level WC with concealed cistern. Wash hand basin with mixer tap and vanity cupboards below. Mirror. Part tiled walls. Ceiling mounted extractor. Downlighters. Heated towel rail. Shaver point.

OUTSIDE

COMMUNAL GARDENS

The property is set within 28 acres of communal gardens comprising of areas of lawn, flower/shrub borders and an array of mature trees. There is also an area of woodland, a Japanese garden and tennis courts available for the residents.

PARKING

There is one allocated parking space but plentiful visitors parking available on site.

LEASE

999 years from 2006

MAINTENANCE CHARGE

£4,298.02 per annum approximately which includes the Buildings Insurance

GROUND RENT

£147.50 per 6 months



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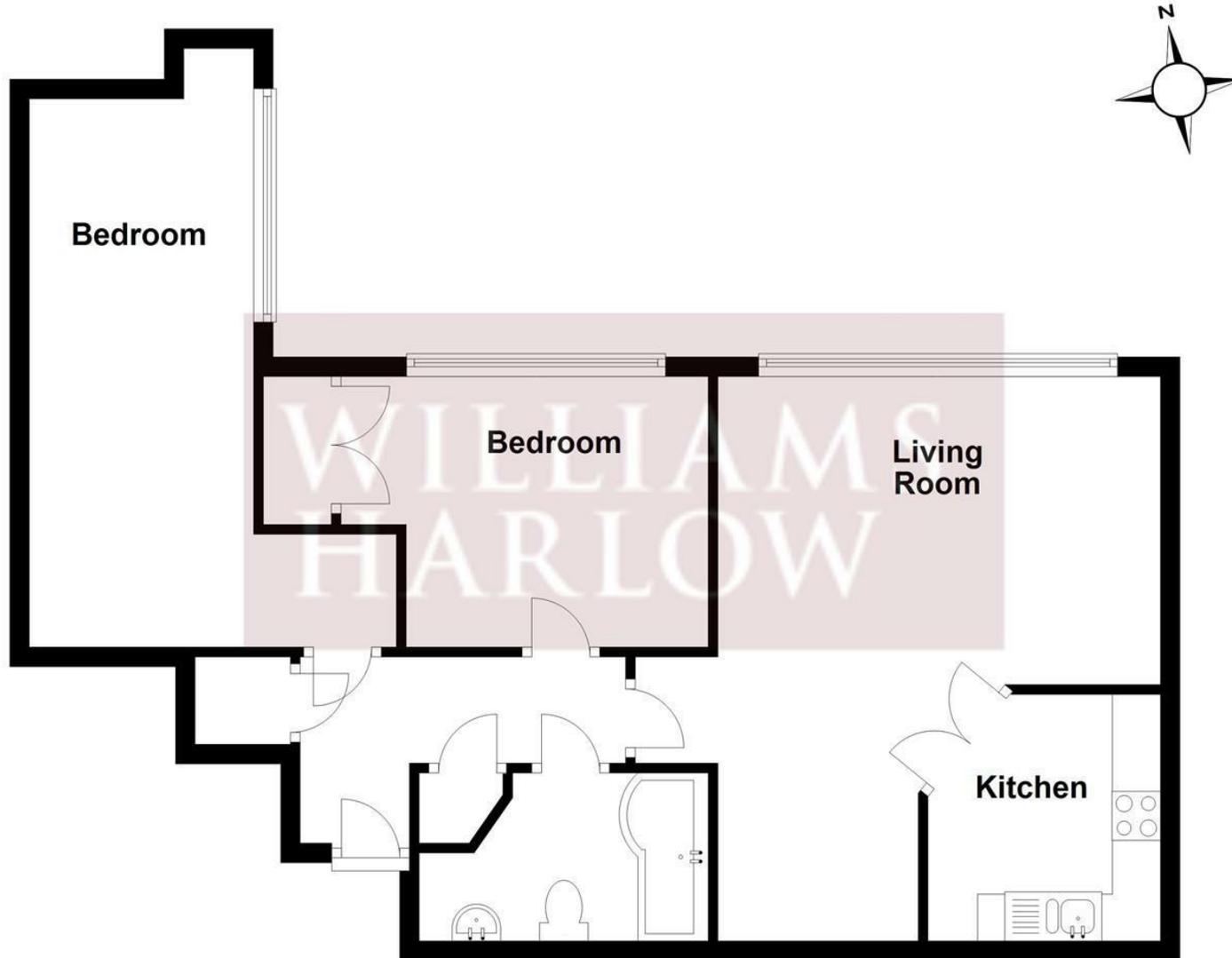
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First Floor

Approx. 65.6 sq. metres (705.9 sq. feet)



Total area: approx. 65.6 sq. metres (705.9 sq. feet)

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

