



PARK VIEW, BANSTEAD, SURREY, SM7 **£600,000** LEASEHOLD

Winkworth



PARK VIEW
BANSTEAD, SURREY, SM7

**A BEAUTIFULLY
PRESENTED THREE
BEDROOM APARTMENT
WITHIN WALKING
DISTANCE OF BANSTEAD
HIGH STREET**

Situated in an established residential position being within easy reach of Banstead High Street with its blend of local and national retailers. Frequent bus services are available to neighbouring towns including Epsom, Sutton and Reigate. The Lady Neville Recreation Ground with its park café is close by, as are Banstead Downs and Cuddington Golf Courses.



BANSTEAD OFFICE

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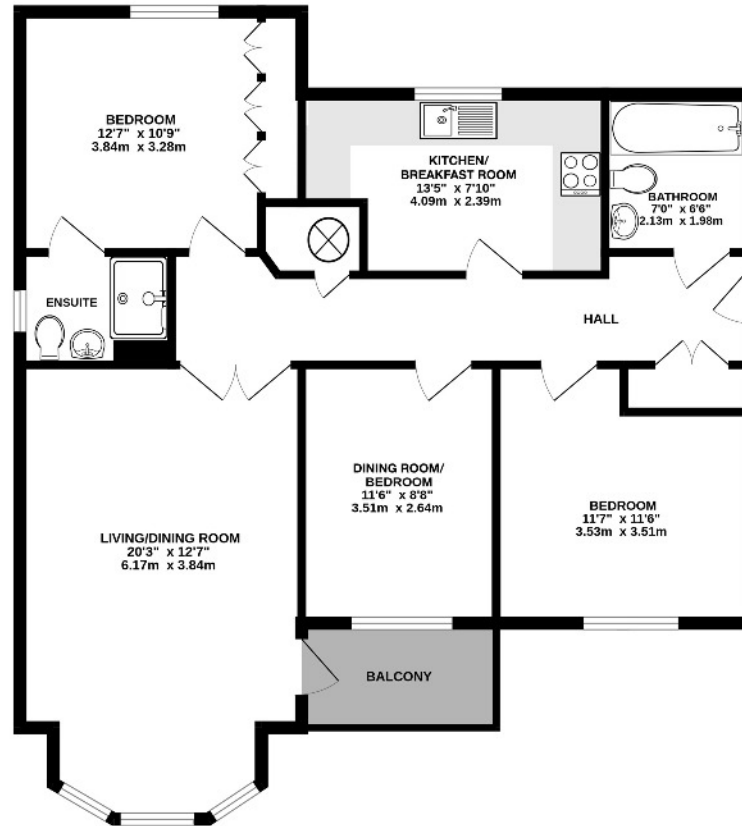
AT A GLANCE...

- Entrance Hall
- Living Room - 20'3" x 12'7" max (6.17 x 3.84m)
- Balcony
- Kitchen/Breakfast Room - 13'5" x 7'10" (4.09m x 2.39m)
- Bedroom 1 - 12'7" x 10'9" (3.84m x 3.28m)
- En-suite Shower Room
- Bedroom 2 - 11'7" x 11'6" (3.53m x 3.51m)
- Bedroom 3/Dining Room - 11'6" x 8'8" (3.51m x 2.64m)
- Bathroom/WC
- Residents Allocated Parking
- Video Entryphone
- No Onward Chain

THE PROPERTY

A truly bright and spacious first floor apartment with its own private balcony overlooking a park and cricket ground opposite. This select development consists of nine apartments and is located in a most favoured position just 100 yds from Banstead High Street and Waitrose supermarket. The apartment enjoys a number of other features including double glazed windows and gas central heating, a light oak kitchen/breakfast room with granite worktops and integrated appliances, a bathroom and en-suite shower room with modern white suites. The apartment is approached through a carpeted communal entrance hall with lift to all floors and there is a video entryphone connecting to the front door. Outside there is an allocated parking space for the use of this apartment together with 4 visitor parking spaces.





FIRST FLOOR FLAT

Avenue Road, Banstead

INTERNAL FLOOR AREA (APPROX.) 915 sq ft/ 85.0 sq m

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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