



TYROLEAN COURT, AVENUE ROAD, BANSTEAD, SM7

OFFERS IN EXCESS OF **£300,000**

LEASEHOLD

Winkworth



TYROLEAN COURT

BANSTEAD, SURREY, SM7

A LOVELY TWO BEDROOM GROUND FLOOR MAISONETTE WITH A COMMUNAL WEST FACING GARDEN.

This lovely property is conveniently located within the heart of Banstead Village, very close to the high street with its variety of local and national retailers including Waitrose and M&S Simply Food, as well as restaurants and cafes.

There are currently no ground rent or service charges.



BANSTEAD OFFICE

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THE PROPERTY

AT A GLANCE...

- Private Front Door
- Entrance Hall
- Living/Dining Room - 13'9" x 12'0" (4.19m x 3.66m)
- Kitchen - 10'11" x 7'2" (3.33m x 2.18m)
- Bedroom 1 - 12'3" x 10'0" (3.73m x 3.05m)
- Bedroom 2 - 12'2" x 9'5" (3.71m x 2.87m)
- Bathroom - 10'10" x 5'7" (3.30m x 1.70m)
- West Facing Communal Garden
- Council Tax Band - C

The property has been maintained inside by the owner, but does require some modernisation, and comes to the market with no onward chain.

The accommodation briefly comprises; private front door, living/dining room with direct access to the communal garden, fitted kitchen with a range of eye and base level units with a freestanding oven and hob, and space for further appliances.

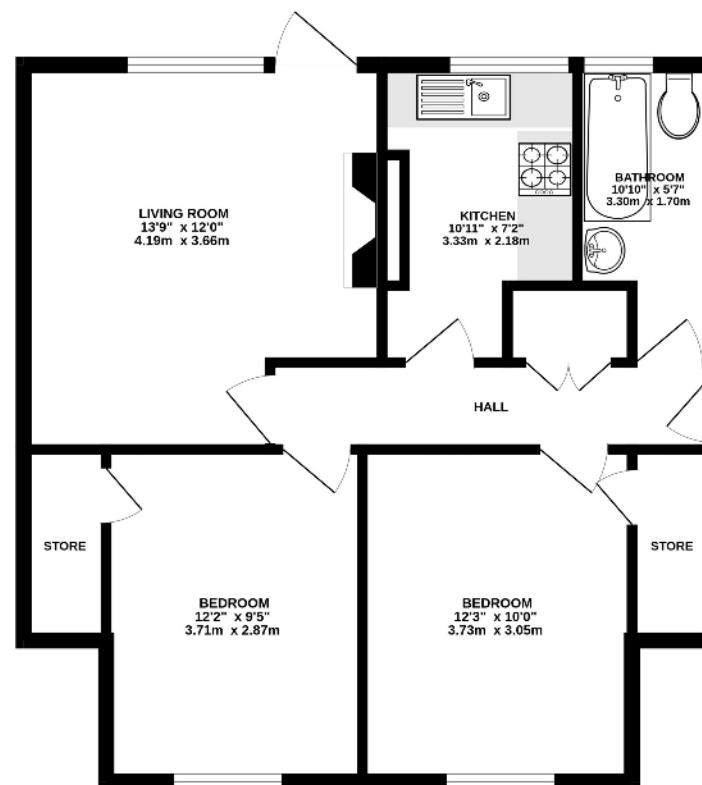
There are two double bedrooms, each having built-in storage cupboards, and both served by a family bathroom.

Outside to the rear, there is a west facing communal garden, with a lawn area and mature shrub borders.

It is very conveniently located for shops and amenities being just a short level walk from Banstead High Street, opposite the green open spaces of Lady Neville Recreation Ground and Banstead Cricket Club.



Tyrolean Court, Banstead
INTERNAL FLOOR AREA (APPROX.) 630 sq ft/ 58.5 sq m



GROUND FLOOR FLAT

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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		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

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