



A bright and spacious top floor apartment with lift access

exclusive to

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Pegasus Court Bolters Lane Banstead SM7 2AR

In the heart of Banstead Village
London by rail 50 minutes from Banstead
or change at Sutton 30 minutes
M25 (Junction 8) 5 miles
All times and distances are approximate

A bright and spacious top floor apartment with lift access, in this conveniently located retirement development within the village. Accommodation is spacious and the apartment is one of the few with a double-aspect sitting room.

- | Communal
- | Entrance Hall
- | Sitting-Dining Room
- | Kitchen
- | Shower-room
- | 2 Double Bedrooms
- | Gated Residents Parking
- | Residents Gym and Studio
- | Laundry Room
- | Guest Suite

Offers in Excess of £350,000



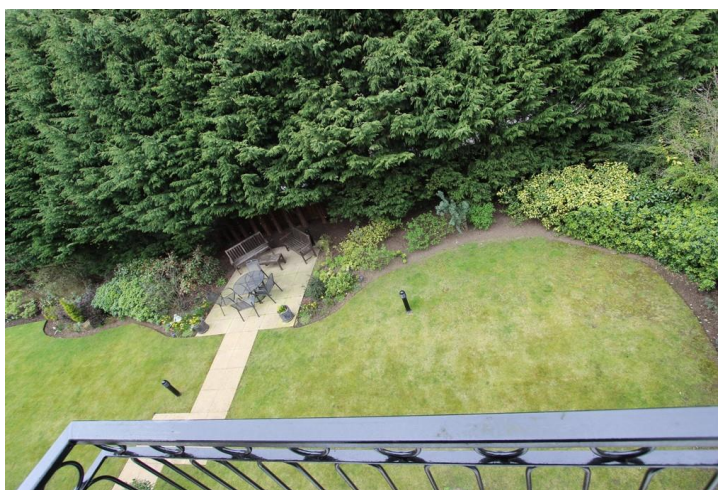


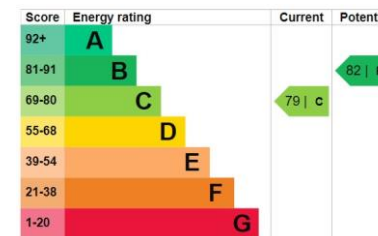
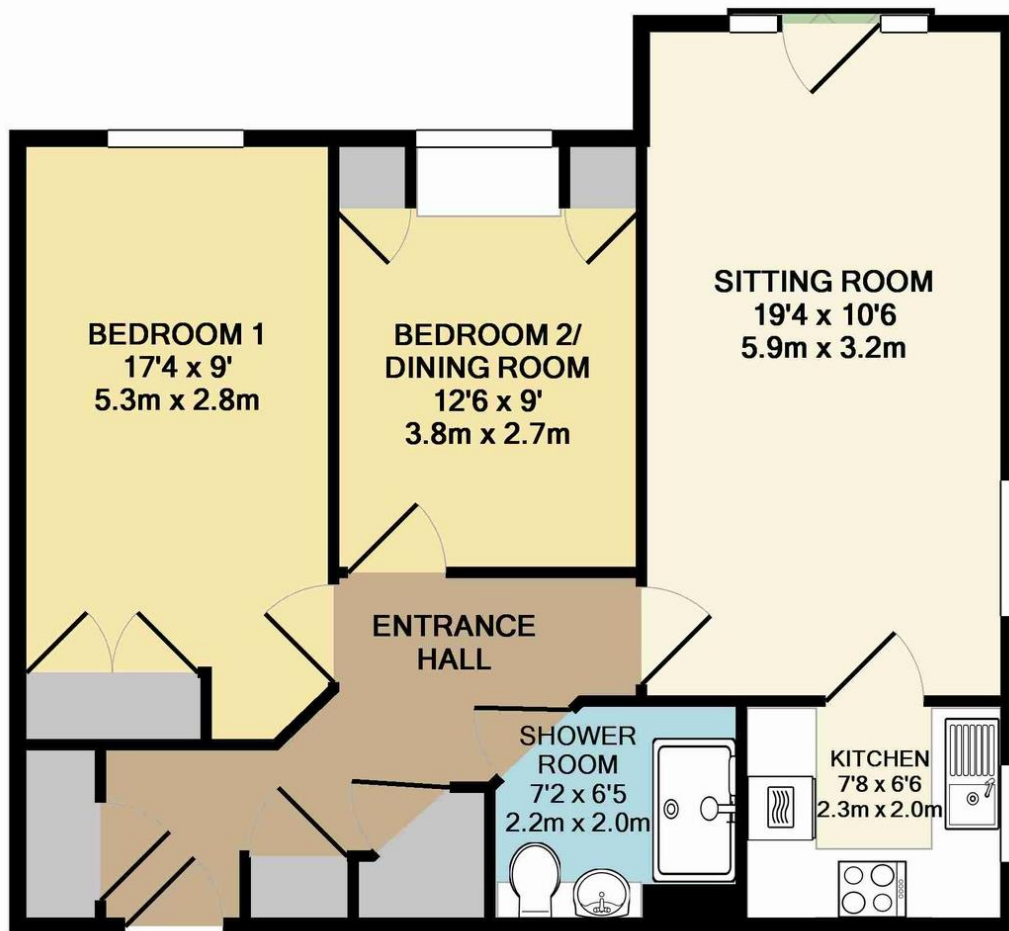
This popular retirement development is located towards the centre of Banstead Village. There is a good selection of local shops including Marks and Spencer Simply Food, Waitrose and Tesco Express together with a variety of restaurants and Banstead Library within walking distance. There are also several bus services from Banstead Village providing access to neighbouring towns including Epsom, Sutton, Reigate and Croydon.

Set on the second floor of this desirable block, this two double bedroom apartment offers security and privacy whilst retaining the benefits of a residential block at the end of the High Street. The two bedrooms are well-sized with built in storage and views of the communal gardens, previously one of the bedrooms has been used as a dining room. The kitchen opens off the sitting - dining room which itself benefits from dual-aspect windows and more views of the communal gardens. There is also a separate guest suite for overnight visits for friends and family.



Bright 19' Double-Aspect Sitting Room with Feature Fireplace
 | Fitted Kitchen with Integral Appliances | Principal Bedroom with Fitted Wardrobes | 2nd Bedroom with Fitted Storage | Shower Room with remote lights | Hallway with Fitted Storage Cupboards | Communal Sitting Room | Laundry Room provided | Gated Resident and Visitor Parking | No Onward Chain





TOTAL FLOOR AREA
669 SQ FT / 62.1 SQ M

Tenure: Leasehold - Years on Lease: 108
Service Charge: £3,617 pa
Ground Rent: £419 pa
Local Authority: Reigate and Banstead Borough Council
Council Tax Band: E
All mains services

To the best of our knowledge on production of this brochure

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a viewing appointment

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