



A bright and spacious first floor apartment with lift access

exclusive to

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# Pegasus Court 6 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 first floor apartment with lift access, in this conveniently located retirement development within the village. The accommodation is spacious and the apartment is well-presented throughout.

- | Communal Hallway
- | Sitting - Dining Room
- | Kitchen
- | Double Bedrooms
- | Shower room

Price £285,000







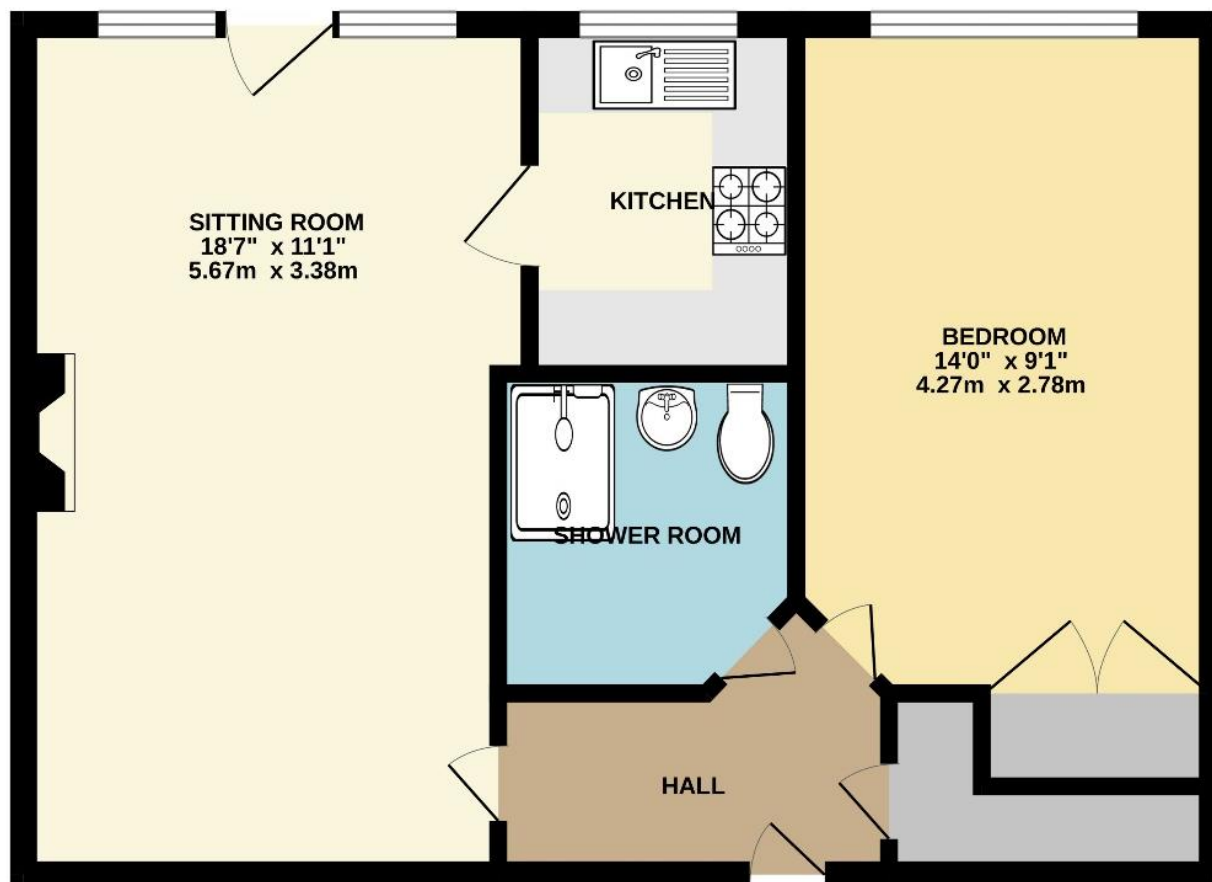
Set on the first floor of this desirable block, this one bed apartment offers security and privacy whilst retaining the benefits of a residential block at the end of the High Street. The apartment is well-sized with built in storage and benefit from views over the garden to the rear of the development. The kitchen opens off of the sitting - dining room which itself benefits from a Juliet balcony overlooking the communal gardens. There is also a separate guest suite for overnight visits for friends and family, conveniently located opposite this apartment.

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.

Bright 18' sitting room with Juliet balcony | Fitted kitchen with Integral Appliance | Double bedroom with fitted wardrobes | Hallway with storage cupboards | Communal sitting room | Laundry Room Provided | Gated resident and visitor parking | No onward chain

Communal Sitting Room





TOTAL FLOOR AREA

482 SQ FT / 44.8 SQ M

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold - Years on Lease: 108

Service Charge: £4,347.70 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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