

## Excellent investment / development opportunity

High Street

Banstead SM7 2LJ

Offered with sitting tenant, a three bedroom, split-level flat also suitable for conversion to 2 one-bedroom flats for re-sale or investment. Garage available for an additional £25,000.



Unconditional offers are invited

**Guide Price £325,000**

**Garage available for an additional £25,000**

All enquiries and viewing arrangements through  
Richard Saunders and Company 01737 363333



[RICHARDSAUNDERS.CO.UK](http://RICHARDSAUNDERS.CO.UK)

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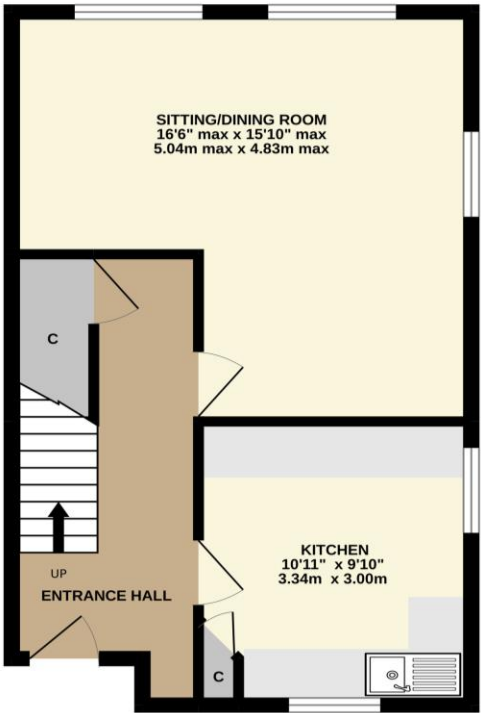
Residential Lettings, All Areas

**01737 370700**

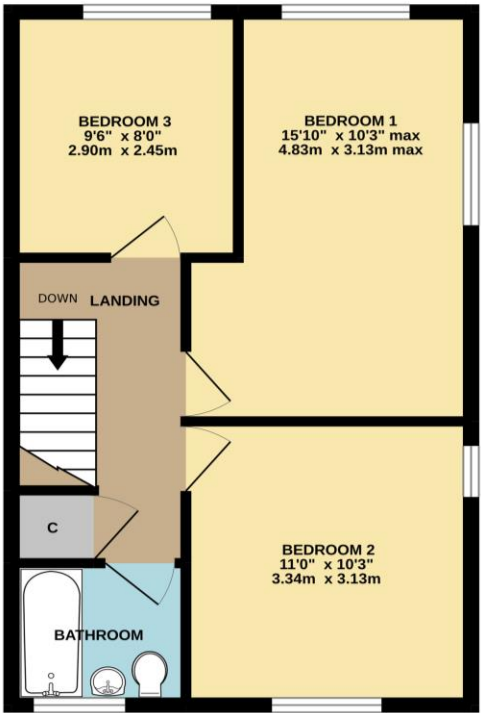
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# 22a High Street Banstead SM7 2LJ

GROUND FLOOR  
435 sq.ft. (40.4 sq.m.) approx.



1ST FLOOR  
443 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 878 sq.ft. (81.6 sq.m.) approx.  
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The property is located above Mr Snob and this popular and accessible location is just moments from a wide choice of shopping and transport links, ideal for the resale or letting of the newly converted flats.

The existing flat is arranged over the first and second floors, has its own front door and is accessed over a rear stairway. Built around 1960 with brick walls and concrete floors at each level, the flat now requires some updating and refurbishment. Other similar flats in the same terrace (2a, 6a, 8a and 10a) have been converted recently, each to two 1-bedroom flats with planning consent granted immediately at local level. A lock-up garage at the rear can be purchased for an additional £25,000.

Our clients will retain the Freehold and will grant one or two leases for 150 years (each), subject to agreeable terms and at the purchaser’s expense. The cost of planning consent, conversion and any changes to utilities will be met by the purchaser.

Whilst the existing flat requires refurbishment, it does have all main services connected and there is gas central heating installed.

Unconditional offers are invited.

Tenure: Leasehold  
Local Authority: Reigate and Banstead Borough Council  
Council Tax Band: C  
All mains services  
To the best of our knowledge on production of this brochure

IMPORTANT NOTICE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74   C
55-68	D	60   D	
39-54	E		
21-38	F		
1-20	G		