



A bright and spacious first floor apartment with lift access

exclusive to

SAUNDERS

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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
- | Two Bedrooms
- | Bathroom

Price £365,000





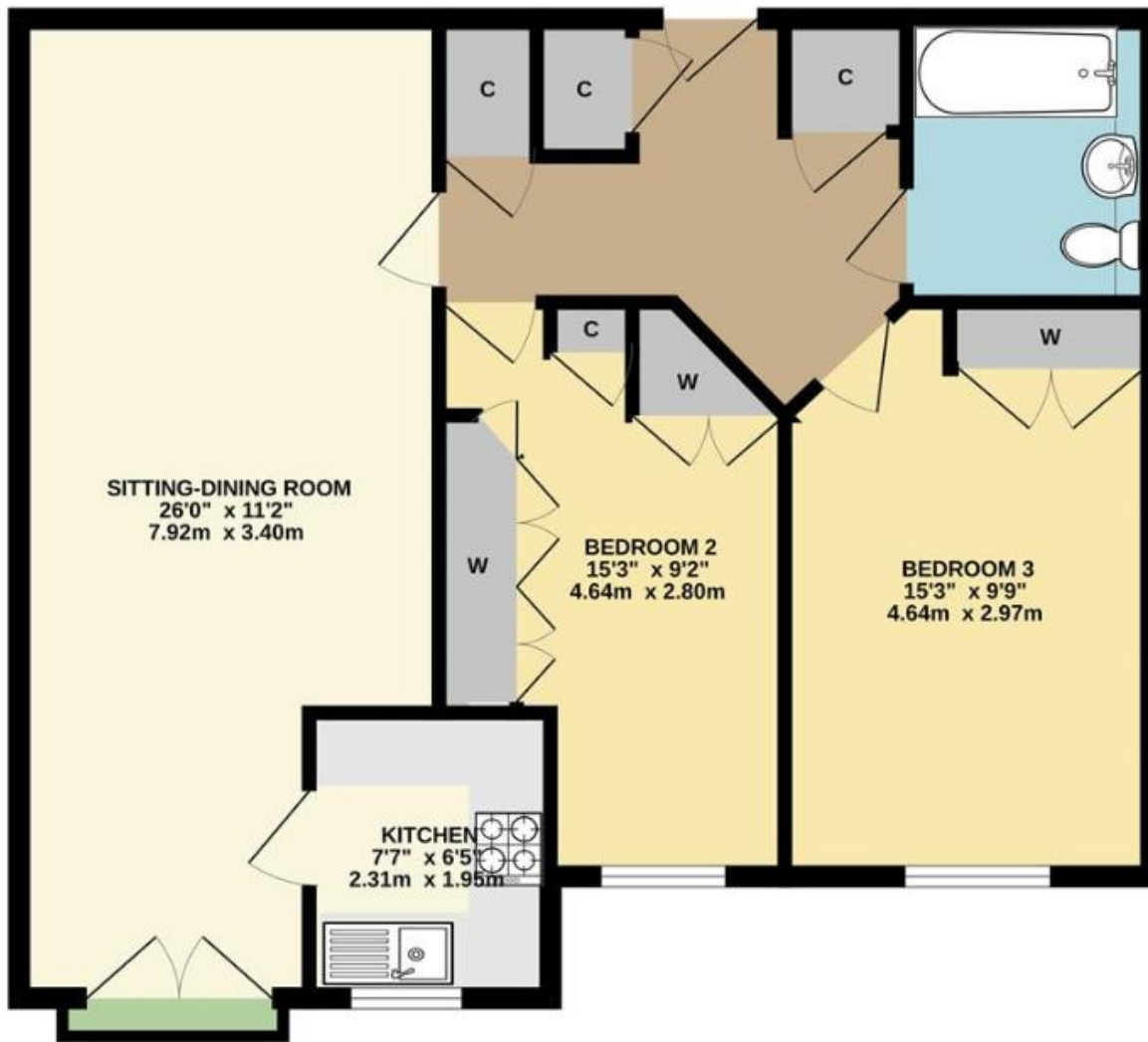
Set on the first floor of this desirable block, this two double bedroom apartment offers security and privacy whilst retaining the benefits of a residential block at the end of the High Street. The two bedrooms are well-sized with built in storage and benefit from views to the front of the development. The kitchen opens off of the sitting - dining room which itself benefits from a Juliet balcony overlooking the communal gardens to the front. 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 19' Sitting Room With Juliet Balcony | Fitted Kitchen with Integral Appliance | Principal Bedroom With Stylish Fitted Wardrobes | Second Bedroom with Fitted Storage | Hallway With Fitted Storage Cupboards | Communal Sitting Room | Laundry Room Provided | Gated Resident and Visitor Parking | No Onward Chain **Communal Sitting Room**





TOTAL FLOOR AREA
730 SQ FT / 67.8 SQ M

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	82 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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a viewing appointment

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