



**High Street, Banstead, SM7**  
Total = 628 sq ft / 58.3 sq m  
For identification only - Not to scale



**RICS**  
Certified  
Property  
Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating  
International Property Measurement Standards (IPMS2 Residential). © nchecom 2022.  
Produced for Centro Residential Sales and Lettings Limited. REF: 931651



26 HIGH STREET, BANSTEAD SM7 2LJ

GUIDE PRICE £275,000

THIS SPACIOUS MODERN TOP FLOOR APARTMENT OFFERS A DELIGHTFUL BLEND OF COMFORT AND CONVENIENCE. WITH ITS PRIME LOCATION ON THE HIGH STREET, RESIDENTS WILL FIND THEMSELVES SURROUNDED BY A VARIETY OF LOCAL AMENITIES, MAKING DAILY LIFE BOTH EASY AND ENJOYABLE.

UPON ENTERING THE PROPERTY, YOU ARE GREETED BY A LARGE HALLWAY THAT PROVIDES AMPLE STORAGE SPACE, SETTING THE TONE FOR THE WELL-PLANNED ACCOMMODATION THAT FOLLOWS. THE STANDOUT FEATURE OF THIS APARTMENT IS THE IMPRESSIVE KITCHEN, WHICH SEAMLESSLY INTEGRATES WITH THE RECEPTION AND DINING AREA, CREATING AN IDEAL SPACE FOR MODERN LIVING AND ENTERTAINING.

THE APARTMENT BOASTS TWO GENEROUS DOUBLE BEDROOMS, THE FAMILY BATHROOM IS WELL-APPOINTED, ENSURING THAT ALL YOUR NEEDS ARE MET. THROUGHOUT THE PROPERTY, ELECTRIC HEATING AND DOUBLE GLAZING ENSURE A WARM AND INVITING ATMOSPHERE, REGARDLESS OF THE SEASON.

ADDITIONAL FEATURES INCLUDE A VIDEO ENTRY PHONE FOR ENHANCED SECURITY AND COMMUNAL PARKING AVAILABLE AT THE FRONT OF THE BUILDING, ADDING TO THE CONVENIENCE OF THIS LOVELY HOME. THIS APARTMENT IS PERFECT FOR THOSE SEEKING A STYLISH AND PRACTICAL LIVING SPACE IN A VIBRANT VILLAGE SETTING.

SERVICE CHARGES £1209.70 AS ADVISED BY VENDOR

- CHAIN FREE
- TWO SPACIOUS DOUBLE BEDROOMS
- EXCELLENT KITCHEN / RECEPTION / DINING ROOM
- DOUBLE GLAZING & ELECTRIC HEATING
- HIGH STREET LOCATION, WITHIN THE VILLAGE.
- EPC RATING D
- COUNCIL TAX BAND C
- COMMUNAL PARKING TO THE FRONT

