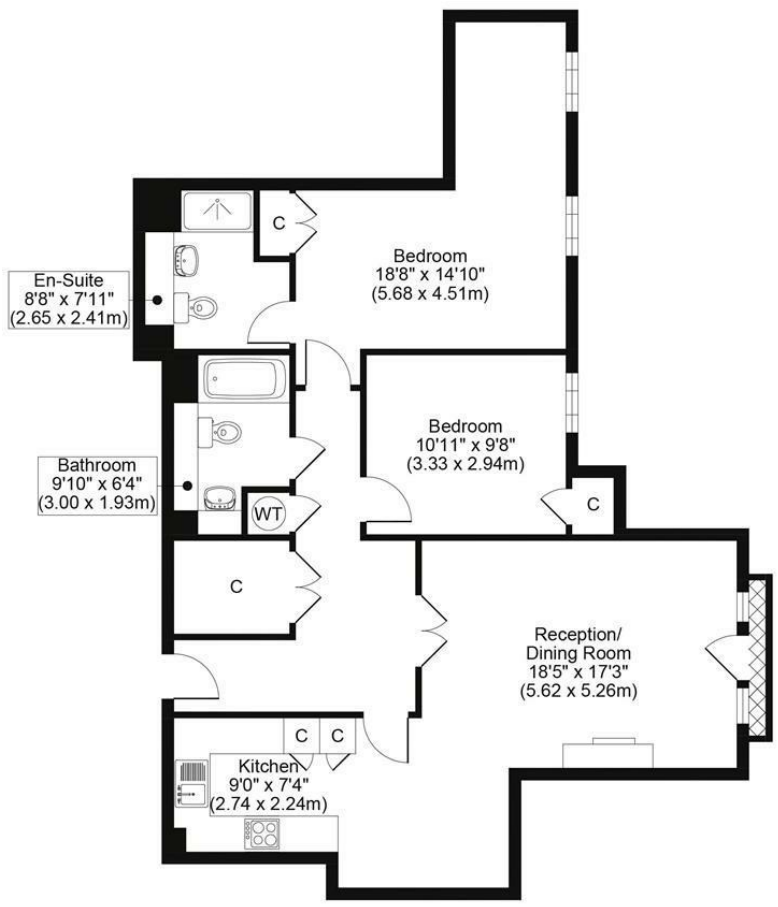


THE TRACERY, SM7

TOTAL APPROX FLOOR PLAN AREA 977 SQ.FT (91 SQ.M)



All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

optic MEDIA
opticmedia.co.uk

41-58 The Tracery, Banstead SM7 3DD

Offers In Excess Of £440,000

An immaculately presented two double bedrooms, two-bathroom apartment set within a modern development only a short walk away from Banstead Village. This stunning first floor apartment boasts a spacious lounge, a fully fitted kitchen with dining area, a large master bedroom with en-suite shower room and fitted wardrobes, a further double bedroom with a fitted wardrobe and a separate family bathroom.

Added benefits include lift access, allocated and visitors Parking, video-entry system, a storage room, Juliette Balcony, Smeg and Bosch Appliances, neutral décor, gas central heating and double glazing throughout.

Offered unfurnished but with fitted carpets throughout, a feature fire surround, light fittings and fitted curtains. Viewings are highly recommended.

As per the requirements of both The Property Ombudsman and Estate Agents Act 1979, we wish to make all parties aware that the owners of this property are directly employed by Centro plc. Christie's Estate Agents is a Subsidiary of Centro.

Annual service charge including block insurance £2,862.66

Annual ground rent £250.00
As advised by owner

Disclaimer
The owners of this property are related to a member of Christies & Centro PLC.

- Chain Free
- Two double bedroom first floor apartment
- Minutes from Banstead high street
- Allocated parking space and visitors parking
- Council Tax Rating D
- EPC Rating B





