



**PEGASUS COURT**, BANSTEAD, SURREY, SM7

**£365,000** LEASEHOLD

**Winkworth**





**PEGASUS COURT**  
BANSTEAD, SURREY, SM7

**A WELL PRESENTED TWO  
BEDROOM RETIREMENT  
APARTMENT WITH JULIET  
BALCONY.**

The development is conveniently located for Banstead High Street which offers a variety of shopping and leisure facilities, including traditional Village shops, restaurants, cafés and Waitrose Supermarket.





## BANSTEAD OFFICE

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### AT A GLANCE...

- Entrance Hall
- Living/Dining Room - 19'3" x 10'6" (5.9m x 3.2m)
- Kitchen - 7'8" x 6'5" (2.3m x 2.0m)
- Bedroom 1 - 17'3" x 9' (5.3m x 2.7m)
- Bedroom 2 - 12'3" x 8'9" (3.7m x 2.7m)
- Bathroom
- Residents & Visitor Parking
- Communal Gardens
- Double Glazed Windows
- Convenient Location

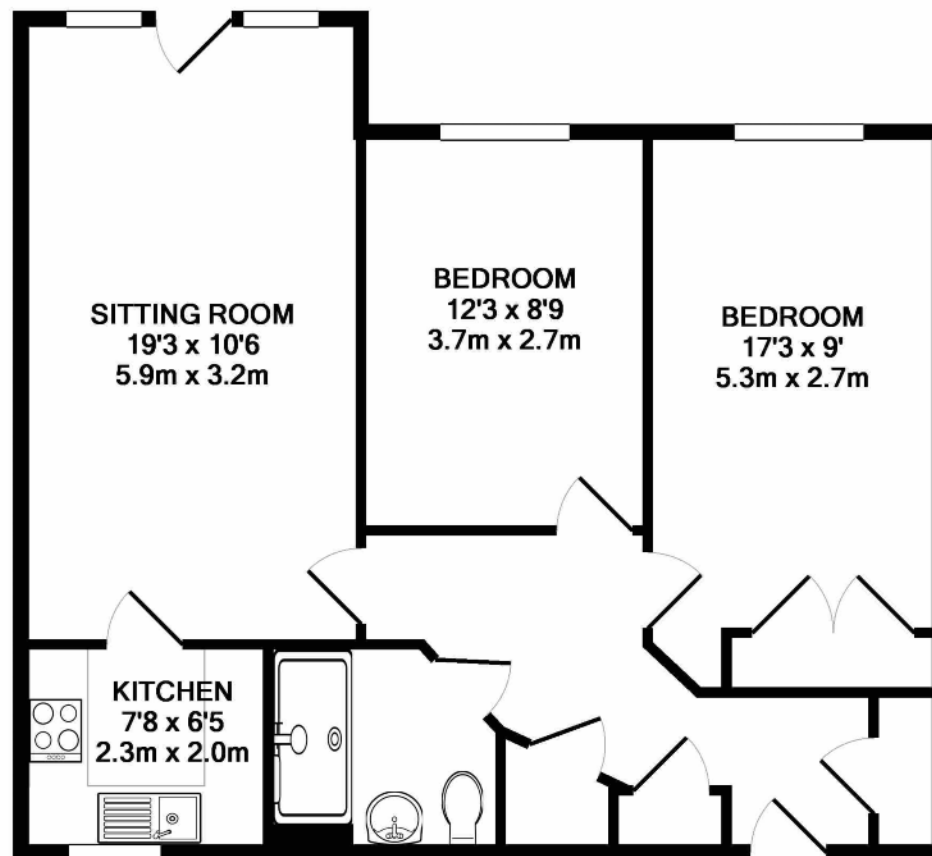
### THE PROPERTY

This Situated in the heart of Banstead Village, the property is well presented throughout and the accommodation comprises; entrance hall, sitting/dining room, fitted kitchen, two bedrooms and a shower room.

The development also benefits from well maintained communal gardens, security entry system, Lift, non residential management staff and community alarm system in each apartment, community lounge and laundry area.

Electric gates to the side give access to visitor parking at the rear.





TOTAL APPROX. FLOOR AREA 661 SQ.FT. (61.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	74	74
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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## Banstead office

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