



**COURTLANDS CRESCENT,** BANSTEAD, SURREY, SM7

**£350,000**

LEASEHOLD

**Winkworth**





## COURTLANDS CRESCENT

BANSTEAD, SURREY, SM7

### A SPACIOUS TWO BEDROOM GROUND FLOOR MAISONETTE WITH WELL MAINTAINED COMMUNAL GARDENS.

Situated within the ever popular Courtlands Crescent, this property is a level 300 yard walk from Banstead Village High Street, with its comprehensive range of shops including a Waitrose Supermarket and M&S Simply Food. The green open space of Lady Neville Recreation Ground is also nearby complete with Park Cafe. There are regular bus services to neighbouring towns including Sutton, Epsom and Reigate.



**COURTLANDS CRESCENT**  
BANSTEAD, SURREY, SM7

This delightful ground floor maisonette is offered to the market with a healthy lease of 124 years and no onward chain.

The living accommodation briefly comprises; an entrance lobby, a bright hallway, a lounge/dining room with a feature fireplace and french doors opening into the communal gardens to the rear, a fitted kitchen with ample worktop space and some integrated appliances, including eye level double oven and hob.

There are two spacious double bedrooms, with fitted units and wardrobes in the principal bedroom, and a built-in wardrobe in bedroom two. The bathroom has a bath with a wall mounted shower attachment, and a vanity unit with basin. There is also a separate WC.

The property also benefits from gas central heating with a Combi boiler, and UPVC double glazing throughout.

Outside, the attractive communal gardens are maintained all year round, and the area adjacent to this maisonette is secluded and rarely used.

All in all a potentially lovely property with scope for improvement, in a very sought-after convenient location.



## BANSTEAD OFFICE

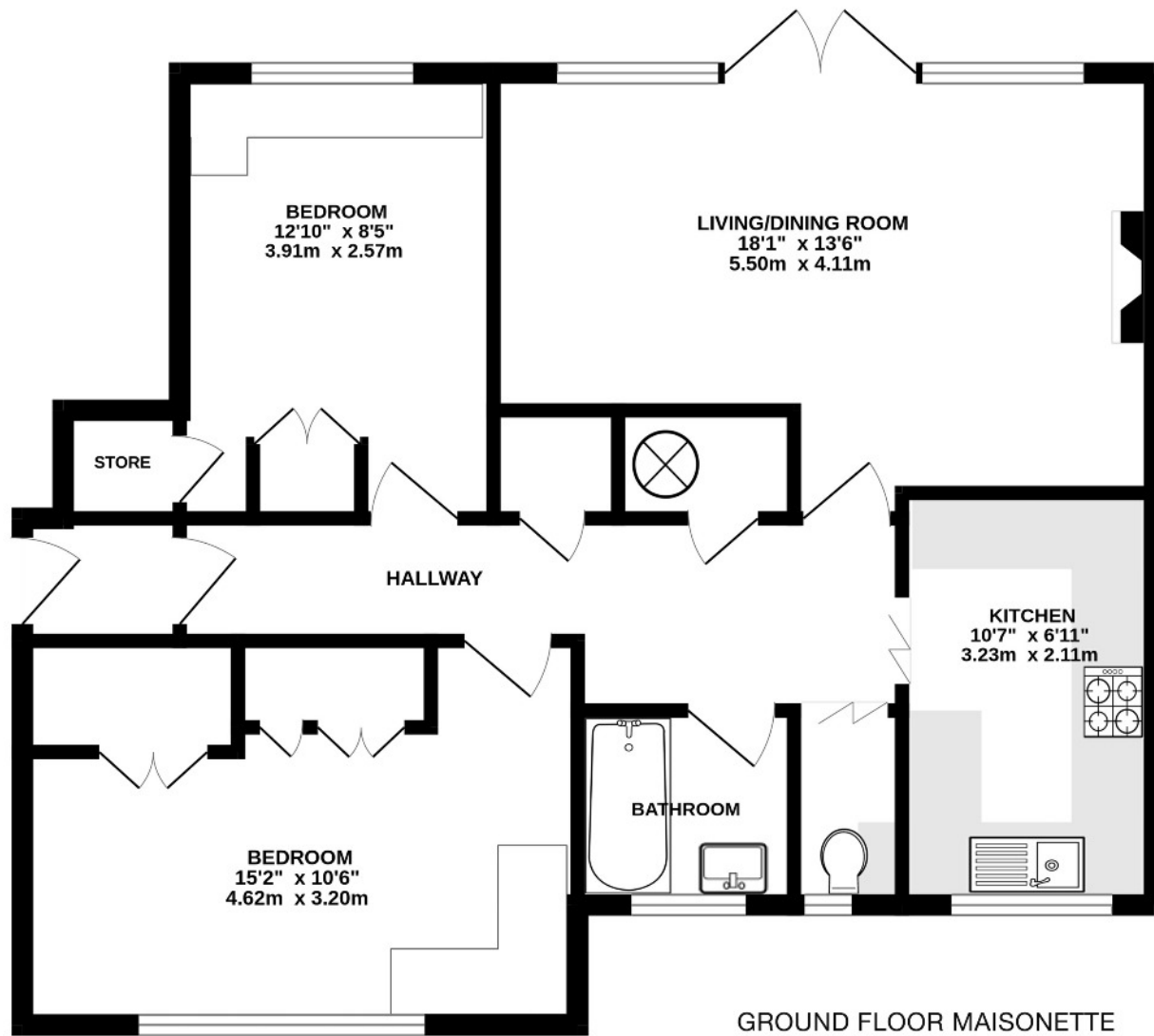
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### AT A GLANCE...

- Entrance Lobby
- Reception Hall
- Living/Dining Room - 18'1" x 13'6" (5.50m x 4.11m)
- Kitchen - 10'7" x 6'11" (3.23m x 2.11m)
- Bedroom 1 - 15'2" x 10'6" (4.62m x 3.20m)
- Bedroom 2 - 12'10" x 8'5" (3.91m x 2.57m)
- Bathroom
- WC
- Communal Gardens







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**Courtlands Crescent, Banstead**  
INTERNAL FLOOR AREA (APPROX.) 720 sq ft/ 66.9 sq m

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2024.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	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		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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## Banstead office

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