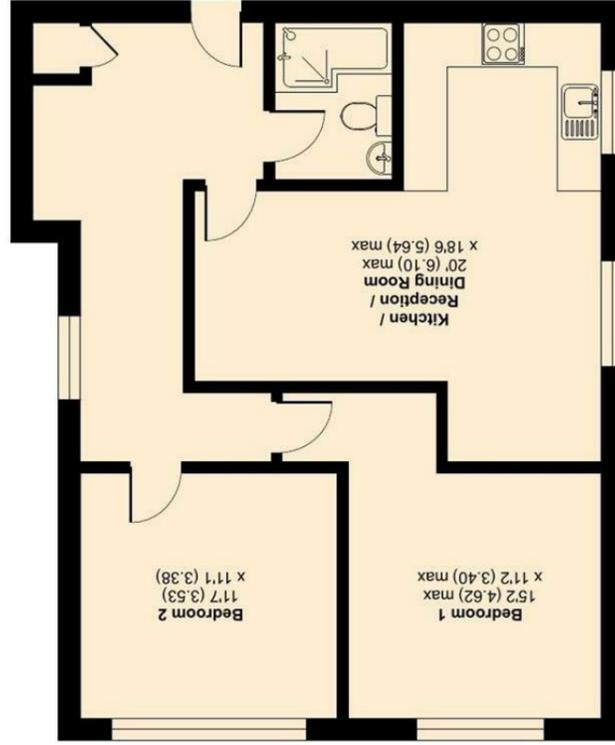




RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential) © rdxhcom 2022. REF: 931653

SECOND FLOOR



Approximate Area = 768 sq ft / 71.3 sq m
 For identification only - Not to scale

Lamborn Place, High Street, Banstead, SM7



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 £1,479.42 PER ANNUM AS ADVISED BY VENDOR.

- CHAIN FREE
- SECURITY VIDEO ENTRANCE PHONE
- EXCELLENT KITCHEN / RECEPTION / DINING ROOM
- TWO SPACIOUS DOUBLE BEDROOMS
- DOUBLE GLAZING & ELECTRIC HEATING
- COMMUNAL PARKING TO THE FRONT
- COUNCIL TAX : C
- EPC RATING : D

