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RICS

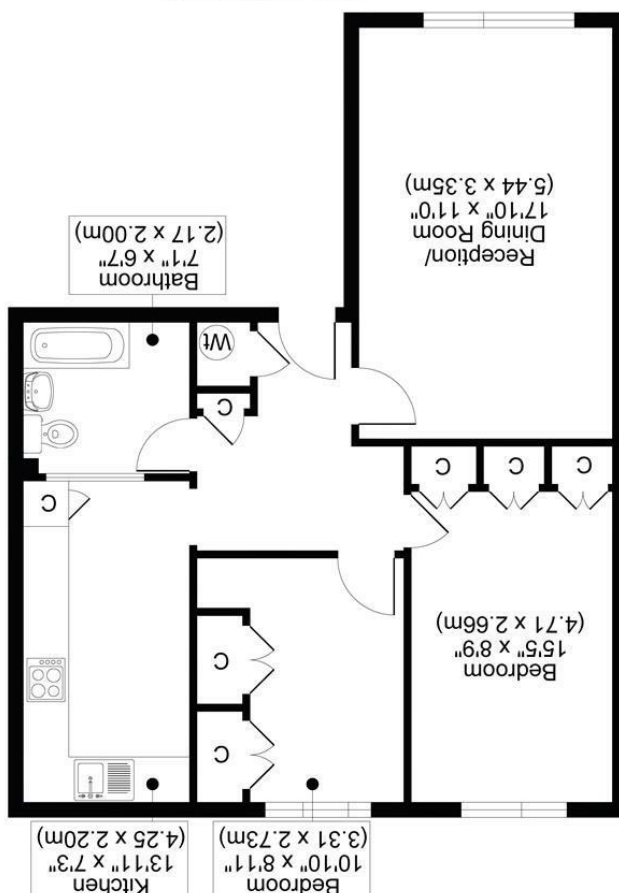
The Property Ombudsman

CHRISTIES

optica
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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.

SECOND FLOOR



POUND ROAD, SM7
 TOTAL APPROX FLOOR PLAN AREA 673 SQ.FT (63 SQ.M)



CHRISTIES



POUND ROAD, BANSTEAD SM7 2HS

GUIDE PRICE £325,000

GUIDE PRICE £325,000 - £350,000

LOCATED ON POUND ROAD IN BANSTEAD, THIS DELIGHTFUL TOP FLOOR FLAT OFFERS A PERFECT BLEND OF COMFORT AND CONVENIENCE. THE PROPERTY FEATURES TWO WELL-PROPORTIONED BEDROOMS AND A MODERN BATHROOM, MAKING IT AN IDEAL CHOICE FOR THOSE LOOKING FOR SECURE A HOME THAT OFFERS COMFORT AND CONVIVENCE.

THE HEART OF THE HOME IS A SPACIOUS RECEPTION ROOM THAT INVITES NATURAL LIGHT, CREATING A WARM AND WELCOMING ATMOSPHERE. THE LARGE KITCHEN IS WELL-EQUIPPED, PROVIDING AMPLE SPACE FOR DINNING OR SOCIAL SPACES.

ONE OF THE STANDOUT FEATURES OF THIS FLAT IS ITS PRIME LOCATION. JUST A SHORT STROLL AWAY, YOU WILL FIND THE CHARMING BANSTEAD VILLAGE, BRIMMING WITH LOCAL SHOPS, CAFES, AND AMENITIES. FOR COMMUTERS, BANSTEAD TRAIN STATION IS CONVENIENTLY CLOSE, OFFERING EXCELLENT TRANSPORT LINKS TO LONDON.

IN ADDITION TO ITS APPEALING INTERIOR, THIS PROPERTY BOASTS ACCESS TO A COMMUNAL GARDEN, PERFECT FOR ENJOYING THE OUTDOORS OR UNWINDING AFTER A LONG DAY. FURTHERMORE, THE FLAT INCLUDES A GARAGE EN BLOC, PROVIDING ADDITIONAL STORAGE, ALONG WITH FIRST COME FIRST SERVE PARKING OPTIONS FOR RESIDENTS AND GUEST ALL OF WHICH IS BEHIND SECURE GATES.

DO NOT MISS THIS PERFECT OPPORTUNITY TO SEE THIS ABSOLUTELY WONDERFUL HOME, BOOK YOUR VIEWING TODAY BY CALLING CHRISTIES ON 01737 307 000.

SERVICE CHARGES £90 PER MONTH AS ADVISED BY VENDOR.

- TWO BEDROOM FIRST FLOOR FLAT
- WALKING DISTANCE TO BANSTEAD VILLAGE
- GARAGE EN-BLOC
- PARKING AVAILABLE
- COUNCIL TAX BAND C
- EPC BAND E

