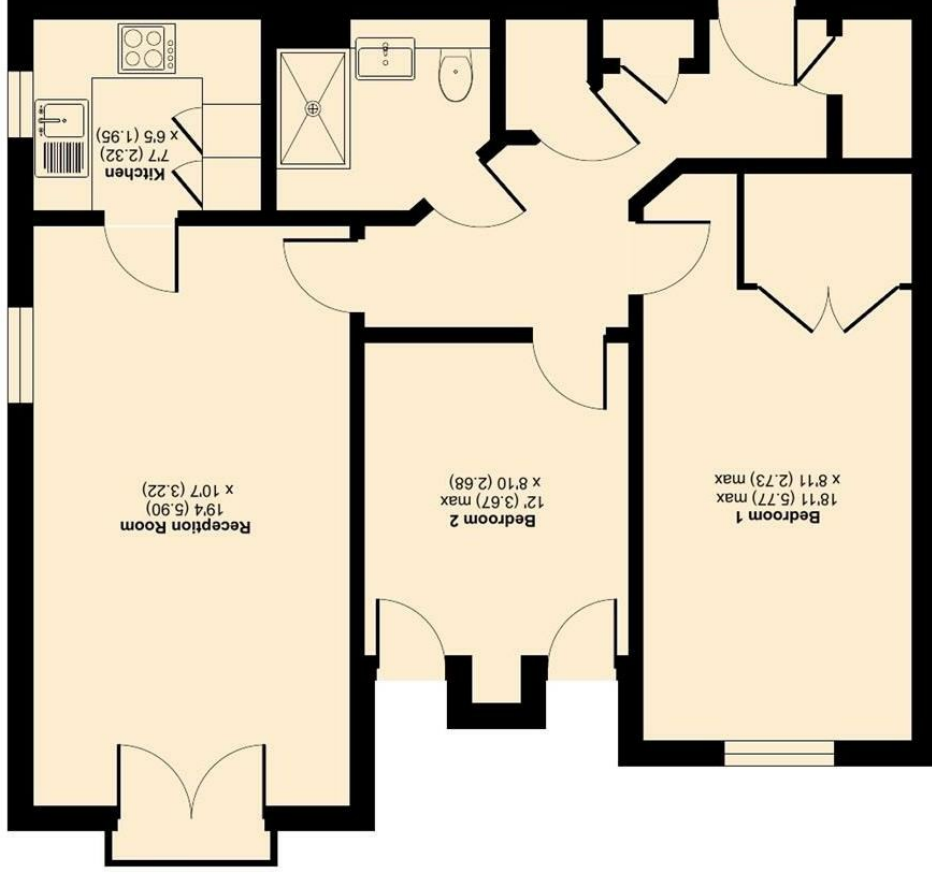


RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nckhcom 2024. REF: 1138991

SECOND FLOOR



Approximate Area = 703 sq ft / 65.3 sq m
For identification only - Not to scale

Bolters Lane, Banstead, SM7



6 BOLTERS LANE, BANSTEAD SM7 2AR

GUIDE PRICE £325,000

GUIDE PRICE £325,000 - £350,000

PERFECTLY LOCATED FOR BANSTEAD VILLAGE HIGH STREET, THIS CHARMING 2-BEDROOM RETIREMENT APARTMENT IS A TRUE GEM FOR THOSE OVER 60. SITUATED ON THE 2ND FLOOR WITH BOTH LIFT AND STAIR ACCESS, THIS PROPERTY OFFERS CONVENIENCE AND COMFORT IN EQUAL MEASURE.

AS YOU STEP INTO THE SPACIOUS LOUNGE, YOU ARE GREETED WITH A WARM AND INVITING ATMOSPHERE, COMPLETE WITH ACCESS TO THE FITTED KITCHEN. THE JULIET BALCONY NOT ONLY FLOODS THE ROOM WITH NATURAL LIGHT BUT ALSO PROVIDES PICTURESQUE VIEWS OVER THE WELL-MAINTAINED COMMUNAL GARDENS.

THIS PROPERTY IS NOT JUST A HOME BUT A COMMUNITY HUB, BOASTING FANTASTIC ONSITE FACILITIES INCLUDING A COMMUNAL LOUNGE FOR SOCIAL GATHERINGS, A CONVENIENT LAUNDRY ROOM, AN OVERNIGHT GUEST ROOM (AVAILABLE AT A CHARGE), A FIRST-FLOOR GYM TO KEEP ACTIVE, AND EVEN AN ART ROOM FOR THOSE FEELING CREATIVE.

WITH NO ONWARD CHAIN, THIS RETIREMENT APARTMENT OFFERS A HASSLE-FREE MOVE FOR THOSE LOOKING TO SETTLE DOWN IN A VIBRANT AND WELCOMING ENVIRONMENT. DON'T MISS OUT ON THE OPPORTUNITY TO MAKE THIS DELIGHTFUL FLAT YOUR NEW HOME SWEET HOME IN BANSTEAD VILLAGE.

- NO ONWARD CHAIN
- 2 BEDROOM TOP FLOOR APARTMENT
- IDEALLY LOCATED FOR BANSTEAD VILLAGE HIGH STREET
- EPC RATING C
- COUNCIL TAX BAND E
- LEASE 106 YEARS
- GROUND RENT £419
- SERVICE CHARGE £4655.95

