



**COURTLANDS CRESCENT, BANSTEAD, SM7**  
**GUIDE PRICE £455,000 LEASEHOLD, PLUS SHARE OF FREEHOLD**





## COURTLANDS CRESCENT BANSTEAD, SM7

- Spacious Two Bedroom Ground Floor Maisonette (approx. 74 Sq M / 796 Sq Ft).
- Own Private Rear Garden with Direct Access from the Sitting/dining Room.
- Linked Detached Garage Approached Via a Shared Driveway.
- 19'0 X 17'0 Sitting/dining Room with Sliding Doors and Attractive Parquet Flooring.
- Separate Kitchen with Door to Garden and Vaillant Gas Boiler.
- Two Well Proportioned Double Bedrooms with Built in Wardrobes
- Modern Wet Room Style Shower and A Separate WC.
- Peaceful Crescent Close to Banstead High Street, Green Spaces and Transport Links.
- Gas Central Heating • EPC: D
- Council Tax Band: D
- Buildings Insurance £321.59 Pa
- Ground Rent & Service Charge £152.43 Pa
- Leasehold With Approximately 104 Years And 10 Months Remaining, plus share of Freehold



Set on a quiet residential Crescent, this beautifully bright ground floor maisonette combines generous room sizes with the rare benefit of a private garden and its own linked detached garage.

A welcoming hallway opens to a superb sitting/dining room measuring 19' x 17'. Full width sliding doors frame the outlook to the garden and draw in the light, while the original parquet flooring adds warmth and character. The separate kitchen is well arranged with good worktop space and a door straight out to the garden - ideal for everyday convenience. There are two comfortable double bedrooms and a contemporary wet-room style shower room, complemented by a separate WC.

Outside, the private rear garden offers a level lawn with mature borders. A linked detached garage sits to the side, accessed via a shared driveway, providing secure storage or parking.

Courtlands Crescent is well placed for the village feel of Banstead High Street with its independent shops, cafes and everyday amenities. The open spaces of Banstead Downs and extensive local footpaths are close by, and there are convenient road links via the A217/M25. Banstead Station provides services into London and surrounding towns.



## GROUND FLOOR

**LOUNGE** 19' × 17' (5.80m × 5.17m)

**BEDROOM** 12'8" × 9'7" (3.85m × 2.93m)

**PRINCIPAL BEDROOM** 13'4" × 10' (4.06m × 3.04m)

**KITCHEN** 10'5" × 7'10" (3.17m × 2.39m)

**REAR GARDEN** 26'10" × (8.17m × )

**TENURE** Leasehold with approximately 104 years and 10 months remaining. The sale includes one share in the freehold company, which owns the freehold reversion to the building, effectively providing the purchaser with a share of the freehold.



## Courtlands Crescent SM7

Approximate Gross Internal Area = 74 sq m / 796 sq ft

Garage = 11.8 sq m / 127 sq ft

Total = 85.8 sq m / 923 sq ft



Garage  
11.8 sq m / 127 sq ft

Ground Floor  
74 sq m / 796 sq ft



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Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only and have been prepared in accordance with the current edition of RICS code of Measuring Practice.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

**VIEWING STRICTLY BY APPOINTMENT ONLY  
THROUGH THE VENDORS AGENTS HES PARRY  
& DREWETT (SUTTON)**

### SUTTON SALES

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### Energy Performance Certificate

Energy Rating  
**D**

Score	Energy Rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64	71
39-54	E		
21-38	F		
1-20	G		



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