



**Lancaster Court, Banstead. SM7 1RR**  
**£275,000**

**Spacious 2 Bed Apartment**

**Bright Lounge/Diner**

**Balcony**

**Modern Kitchen**

**Pristine Bathroom**

**2 Double Bedrooms**

**Parking and Garage**

**Moments from Banstead Rail**

**Close to Nork Village**



**\*\*Stunning Presentation Throughout\*\* 2 Double Bedrooms\*\* Ideal Location for Travel and Shops\*\***

Located in the heart of the ever popular Nork Village with shops and transport links including buses and trains to London within easy walking distance, this fabulous two double bedroom property comes to market in pristine condition throughout.

Situated on the top floor of this purpose built development, this large and bright property benefits from stunning communal gardens, a garage and parking for one car. Offering two large double bedrooms, a huge lounge/diner, balcony, modern kitchen and equally modern bathroom, this immaculate property has been neutrally decorated throughout and kept to a highly maintained standard. This is one to see if you are looking for a ready to move in property in a convenient location. Book your viewing now to avoid disappointment. Investor?

This property would rent for approx £13,000.00 per annum.

### Lounge / Diner

**12' 2" x 16' 1" (3.7m x 4.9m)**

Bright and beautifully presented, this good size lounge offers ample space for both a sitting and dining area, benefits from good natural light and also offers access to a large balcony overlooking the communal grounds.



### Kitchen

**7' 10" x 9' 6" (2.4m x 2.9m)**

Modern, clean and in good presentation throughout, this lovely kitchen offers plenty of work space, storage and room for expected appliances.



### Master Bedroom

**12' 10" x 12' 6" (3.9m x 3.8m)**

Like the rest of this gorgeous apartment, this master bedroom offers built in wardrobes, a warm decor and immaculate presentation throughout.



### Bedroom 2

7' 10" x 13' 1" (2.4m x 4m)

Bedroom 2 is another good sized double that offers built in wardrobes, immaculate decor and views of the beautiful communal gardens at the rear.



### Family Bathroom

4' 11" x 9' 6" (1.5m x 2.9m)

Like the rest of this fabulous property, this stunning family bathroom is presented in mint condition and offers a bath with shower enclosure, WC and sink.



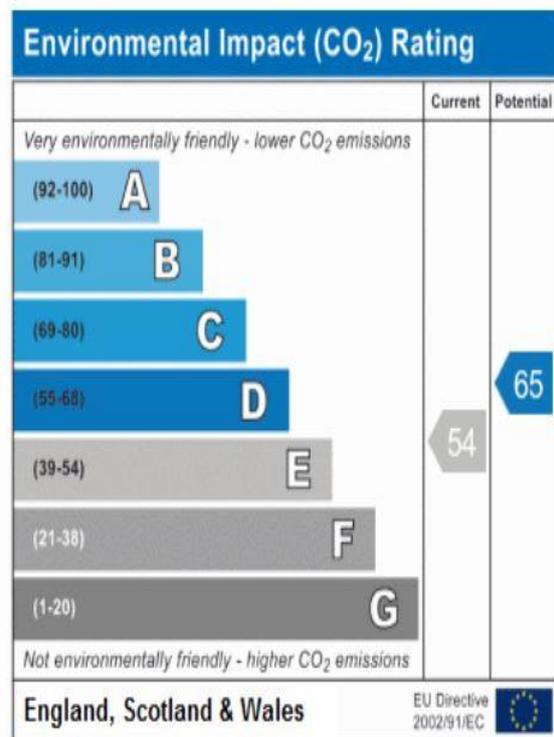
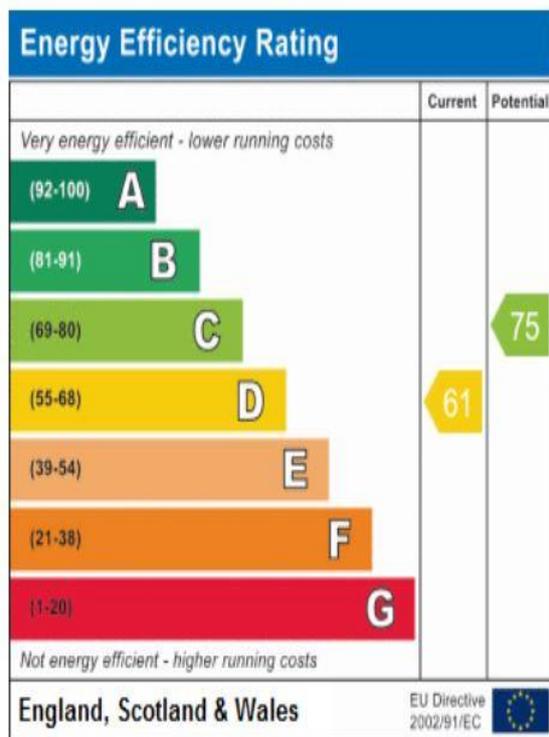
### Entrance Hall

13' 5" x 2' 11" (4.1m x 0.9m)

Setting the scene for what is a stunning apartment, the entrance hall is decorated neutrally and presented in gorgeous condition throughout.



Total area : approx. 59 sq. meters (635 sq. feet)



### Offers

Offers will only be presented to Vendors if they are made in writing. Please advise your negotiator of your intent to make and offer as soon as possible. Offers should be emailed to [greetings@sachascott.com](mailto:greetings@sachascott.com).

### Money Laundering Regulations

Potential purchasers please be aware: in the event that your offer is accepted you will be required to provide documents proving your Identity such as a Passport or Driving Licence and a recent Utility or Council Tax Demand registered at your current address. Further checks on Money Laundering will be made during the Conveyancing Process.

### Property Details

All efforts have been made to ensure that the information provided with regard to the type and condition of the property, its location and its contents are as provided by the Vendor in good faith. However, it should be noted that these particulars are only a guide and as such Potential Buyers should be aware that floor plans, contents and any descriptions given are meant as a guide only.