Burgh Side Brighton Road Banstead SM7 1DJ

www.jamesdeanproperty.co.uk

JAMESDEAN
ESTATE AGENTS

JamesDean are pleased to bring to the market this stunning split level apartment on a exclusive gated development of just 6 converted luxury apartments. Located in an extremely sought after location under 1 mile from Banstead Station and around 0.5 miles from Banstead's bustling High Street. Finished to a high standard with fully fitted, high gloss kitchens, quality integrated appliances and bathrooms featuring Villeroy & Boch sanitary ware with Porcelanosa tiles.

This property comprises in brief, an entrance hall with a storage cupboard, living room with open plan kitchen with doors which open up to a Juliet balcony, master

bedroom with built in wardrobes and an ensuite, second bedroom also with fitted wardrobes and a separate family bathroom. Very generous loft space accessible. The property comes to the market with the benefit of whites goods including; dishwasher, washer dryer, microwave and fridge freezer. Outside, the property has the additional benefit of one allocated space in a secure gated car park as well as a secure entry system, two allocated bike racks / outside communal storage.

Burghside is located 0.5 miles of Banstead High Street. Banstead High Street provides a comprehensive range of local shops and businesses. There are also a good number of restaurants, cafes, and coffee shops. Local restaurants include Zizzi, Prezzo and Cafe Nero. From Banstead Station you can be in London in under 50 minutes into Victoria and London Bridge. By bus you can be in Sutton train station within 15 minutes where you can catch a Thames Link train to London.

Please call JamesDean for further information and to register your interest.

£1,450

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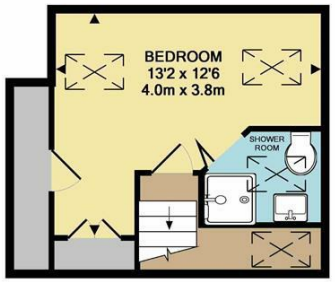
£1,450

Floor plan

GROUND FLOOR
APPROX. FLOOR
AREA 427 SQ.FT.
(39.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 257 SQ.FT.
(23.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 684 SQ.FT. (63.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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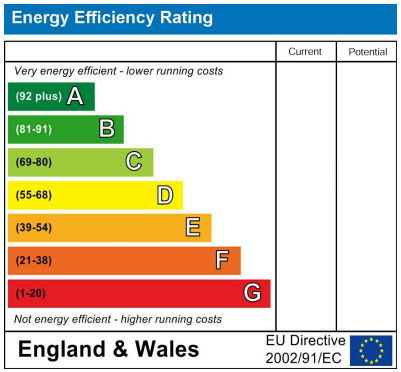

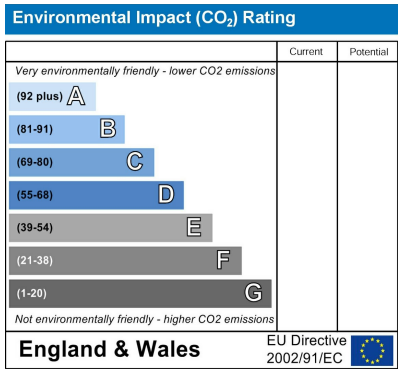

Key information

Viewing: Strictly By Appointment

Fees

Please see below for fees relating to this property.

Reservation Fee

To secure a property through us you will be required to pay a weeks rent as a reservation fee. This takes the property off the market and starts the referencing process.

Move In Balance

On the day of move in you will be required to pay the remaining move in balance. This is as follows:

First Months Rent: £1,450
Security Deposit: £1,673

Any questions please call your local branch.

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Please note that no appliances or systems have been tested. All measurements are approximate and must not be relied upon for any purpose. Any appliances listed in these details may not be included in the sale price. These particulars do not form any part of an offer or contract and their accuracy cannot be guaranteed. Lease information where applicable has been provided by the vendor. James Dean cannot be held liable if the information is incorrect.