



The Tracery, Banstead

The **PERSONAL** Agent

# Guide Price £500,000

## Leasehold

- Sought After Location Within the Village
- 1136 sq ft
- Spacious Sitting Room
- Three Double Bedrooms
- Master Bedroom With Ensuite
- Generous Kitchen
- Double Glazed
- Private Parking
- Lift Service
- No onward chain

Welcome to this stylish flat located in The Tracery, a prime example of modern apartment living. Built in 2002, this new build property boasts a luxurious and immaculately presented interior, perfect for those seeking comfort and elegance.

The flat features one spacious reception room, ideal for entertaining guests or enjoying a quiet evening at home. With three well proportioned bedrooms, there is ample space for families or individuals who desire extra room for guests or a home office. The property also includes two modern bathrooms, ensuring convenience and privacy for all residents.

Situated just a short stroll from Banstead High Street, you will find an excellent selection of shops, cafés, and restaurants right on your doorstep. This central location not only offers a vibrant community atmosphere but also easy access to local amenities, making it an ideal choice for those who appreciate the convenience of urban living.

This outstanding home is finished to a high standard throughout, designed to meet the needs of modern lifestyles while providing a warm and inviting environment. Early viewing is highly recommended to fully appreciate the quality and charm this apartment has to offer. Don't miss the opportunity to make this exceptional property your new home in the heart of Banstead.

Beautifully presented and generously proportioned apartment, finished to an exceptional standard throughout and offering bright, well balanced accommodation ideal for modern living.

The property boasts a stylish contemporary kitchen/breakfast room, thoughtfully designed with both functionality and entertaining in mind, alongside a spacious reception area providing a comfortable and inviting living space. The principal bedroom benefits from fitted wardrobes,



complemented by additional storage solutions throughout the apartment, ensuring a practical and clutter-free environment.

Further features include a private allocated parking space, a valuable asset in such a central location, and beautifully maintained communal gardens to both the front and rear, offering pleasant outdoor surroundings for residents to enjoy.

Ideally positioned just moments from Banstead High Street, the property enjoys immediate access to an excellent selection of shops, cafés, restaurants, and everyday amenities, making it perfectly suited for convenient village living.

Offered to the market with no onward chain, this superb apartment presents an ideal opportunity for first-time buyers, downsizers, or investors alike. Early viewing is highly recommended to fully appreciate the quality, space, and prime location on offer.

The property overlooks Lady Neville Park, offering a calm, green outlook, while still being just a short walk from the High Street. Everyday essentials are easily covered with nearby options like Waitrose and M&S Simply Food, both known for quality groceries.

For families, the mention of well regarded schools and nurseries within walking distance adds strong practical appeal. Commuters benefit from quick access to the A217, which links efficiently into London, and onward connections to the M25 motorway at Reigate Hill Junction 8.

Leisure options are also a clear plus, with a variety of restaurants, cafés, and local spots like The Woolpack contributing to a lively yet community oriented atmosphere.

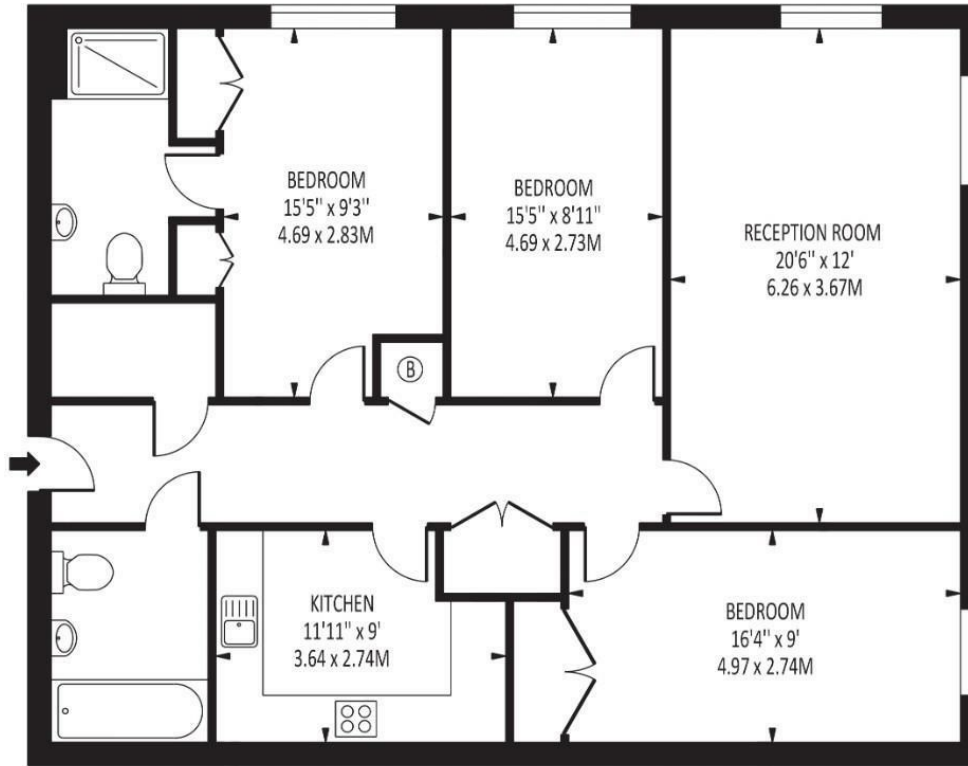
Overall, it paints a picture of a location that combines peaceful surroundings with strong amenities and transport links.

Tenure - Leasehold  
Length of lease (years remaining) - 103  
Annual ground rent amount (£) - £250.00  
Annual service charge amount (£) - £3162.00  
Council tax band - E

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Disclaimer: For Illustration Purposes only  
 This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.  
 Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.  
 Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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