



Well House, Banstead

The **PERSONAL** Agent

# Offers In Excess Of £350,000 Leasehold

- Sought after development
- Two double bedrooms
- Large living / dining space
- Separate kitchen
- Stones throw from Banstead Village
- Garage in block
- Leasehold
- South West facing balcony
- 143 year lease
- £1364 pa service charge

The Personal Agent are delighted to present to the market a fantastic opportunity to acquire this stunning top floor apartment located within a stones throw of the popular village of Banstead.

Situated just yards from the ever popular Banstead Village, this stunning apartment boasts a fantastic size, abundance of light and position with the beautifully maintained grounds of Well House.

Upon entrance, to the left hand side of the



apartment, you have the spacious living / dining area with private South West facing balcony. The kitchen is directly next to this, offering ample work space and storage cupboards, and also where the boiler is found.

The two bedrooms are of generous size and genuine doubles, with easily enough room for wardrobes and dressing area. Along the hallway is the bathroom, complete with separate w/c, as well as multiple storage cupboards.

Banstead village is a short walk away and offers

an array of shops and restaurants. For the golf enthusiasts, there are four world-renowned golf clubs, Kingswood Golf and Country club, Surrey Downs, Walton Heath and the RAC golf club all close by.

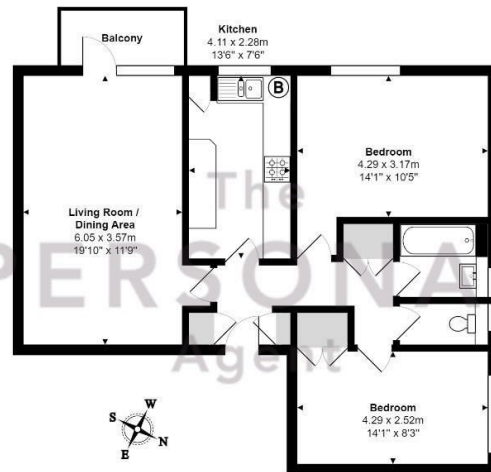
Horse Riding schools and stabling can be found in Kingswood, Chipstead, Tadworth and Walton on the Hill. Banstead is situated in between Epsom Downs, Chipstead and Kingswood. It is a popular residential area offering a variety of properties. This location is ideal for family walks, dog walks, cycling, rambling or jogging.











**Second Floor Flat**

Well House, Woodmansterne Road, Banstead  
 Total Area: 74.7 m<sup>2</sup> ... 804 ft<sup>2</sup> (excluding balcony)  
 FOR ILLUSTRATIVE PURPOSES ONLY.

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

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The  
**PERSONAL**  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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