



Winkworth Place, Banstead

The **PERSONAL** Agent



# Offers Over £400,000

## Leasehold - Share of Freehold

- Benefiting From Shared Courtyard & Residents Garden Area
- Spacious Ground Floor Apartment
- Two Double Bedrooms
- 17'9 x 15'3 Reception Room
- 13'1 x 10'8 Separate Kitchen
- 17'7 X 9'2 Garage
- Gas Central Heating
- In Need of Modernisation
- Walking Distance of Banstead Village
- Chain Free

This delightful two bedroom ground floor flat presents an exceptional opportunity for those seeking a comfortable and spacious living environment. With an impressive area of 1213 square feet, this property is perfect for individuals or families looking to make their mark in a charming community.

The flat is ideally situated within walking distance of the vibrant Banstead Village, where you will find a variety of local amenities, shops, and eateries that contribute to the area's welcoming atmosphere. The property is offered to the market chain free, allowing for a smooth transition into your new home.

Retaining some lovely character features, this flat exudes charm and warmth, making it a perfect canvas for your personal touch. There is a shared rear courtyard and large lawned residents area which provides a serene outdoor space, ideal for relaxation or entertaining guests. Additionally, the property includes a garage and access to communal off-street parking, ensuring convenience for residents and visitors alike.

Whether you are a first time buyer or looking to downsize, this property offers a unique blend of space, character, and community spirit. Do not miss the chance to make this charming flat your own.



The apartment features two generously sized double bedrooms, providing ample space for relaxation and rest. The heart of the home is the expansive reception room, measuring 17'9" by 15'3", which presents a perfect setting for entertaining guests or enjoying quiet evenings. The kitchen, measuring 13'1" by 10'8", offers a functional layout with potential for modernisation, allowing you to design a culinary space that suits your personal style.

While the property is in need of some modernisation, it presents a blank canvas for buyers to infuse their own taste and preferences. This is an exciting opportunity to transform the flat into a contemporary living space that reflects your lifestyle.

With its prime location and spacious layout, this apartment in Winkworth Place is an excellent choice for those seeking a home with potential in a desirable area. Whether you are a first-time buyer or looking to invest, this property is well worth a visit.

This quiet private cul de sac enjoys a fantastic position, and is within walking distance of the heart of Banstead village with its excellent High Street shopping that includes a Waitrose Supermarket and the M&S Simply Food store. The village also has numerous high quality cafes and restaurants. Nearby Nork shops and the open spaces of Banstead Downs provide beautiful walks and cycling routes and Oaks Park and Epsom Downs are also

easily reached. The A217 provides an arterial route to London and the M25 motorway at Reigate Hill (J8) and there are rail services at Banstead Station is only 0.3 of a Mile away. In short, the property enjoys an ideal location for accessing the area's many cultural, leisure and sport venues.

Tenure - Leasehold- Share of Freehold  
Length of lease (years remaining) - 999 years  
Annual ground rent amount (£) - N/A  
Annual service charge amount (£) - £600.00  
Building Insurance: £508.80  
Council tax band - D

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.







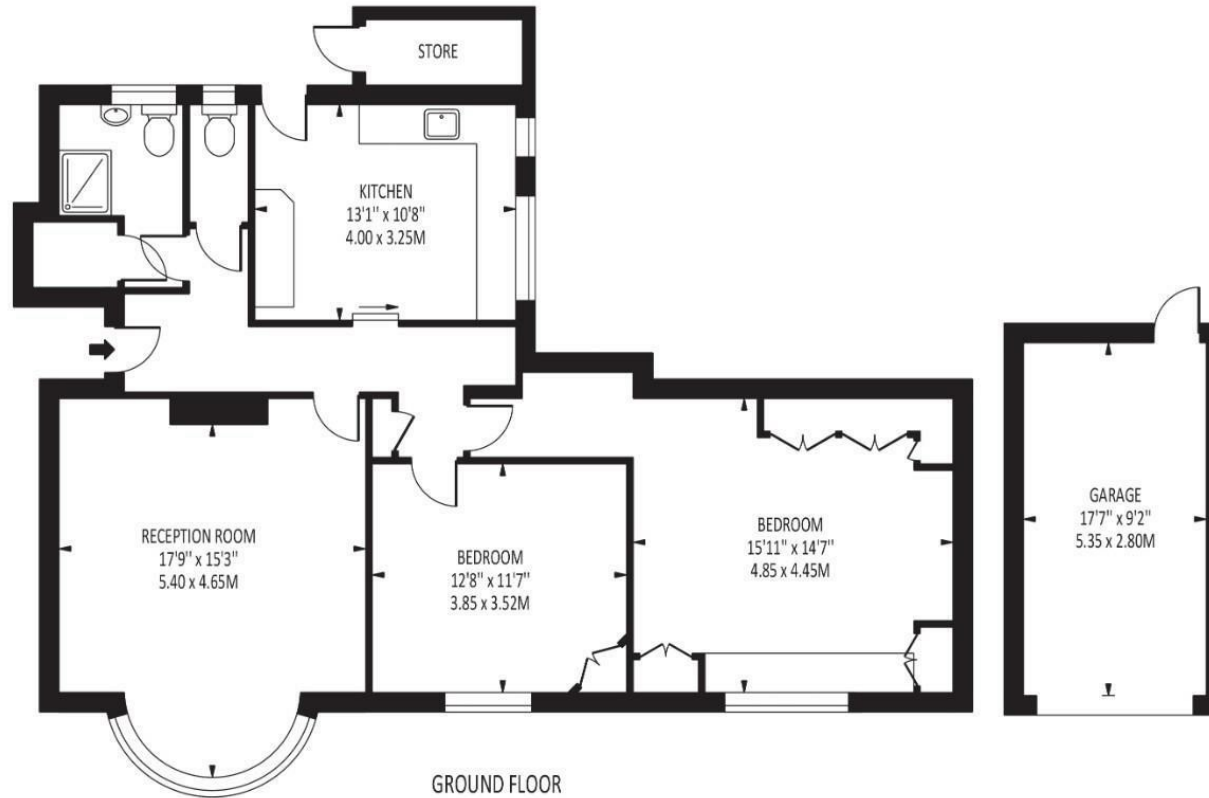


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## Winkworth Place

Total Area: 1213 SQ FT • 112.66 SQ M  
(Including Garage & Store)  
Garage Area : 161 SQ FT • 14.98 SQ M  
Store Area : 26 SQ FT • 2.40 SQ M



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.

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>		
(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		
England & Wales		EU Directive 2002/91/EC

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**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.



