



Forge Steading, Banstead

The **PERSONAL** Agent

Guide Price £315,000

Leasehold - Share of Freehold

- Share of freehold
- Second Floor
- Two Double Bedrooms
- Spacious Lounge / Dining Room
- Gas Central Heating
- Double Glazing
- Parking
- Heart of Banstead Village

This delightful second floor flat in Banstead offers a perfect blend of comfort and convenience. With its prime location just a stone's throw from the vibrant High Street, residents can enjoy easy access to a variety of shops, cafes, and local village amenities.

The apartment boasts two generously sized double bedrooms, providing ample space for relaxation and rest. The bright and airy living room is perfect for entertaining or unwinding, and a separate dining area. The fitted kitchen is practical and functional, catering to all your culinary needs.

The property also features a well appointed bathroom and plenty of built in storage, ensuring that every inch of space is utilised effectively including a loft. Additionally, residents will appreciate the convenience of dedicated parking bay.

Outside, the flat overlooks beautifully maintained communal gardens, offering a tranquil setting to enjoy the outdoors.



The property also enjoys being share of freehold and the communal areas are incredibly well maintained and cared for. In fact, it is immediately evident from the moment you step foot into the communal gardens that this sought after development is held in high regard by the residents who love living here, and as such (in our opinion) feels far superior to all other choices of apartments in this price range, making it one to see. There is communal parking and arguably more built-in storage than any buyer would expect from an apartment including the large store room.

This quiet development enjoys a fantastic position and is within walking distance of the heart of the 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 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 some 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.

Length of lease (years remaining) - 969
Annual ground rent amount (£) - Peppercorn
Annual service charge amount (£) - £1944.40
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.

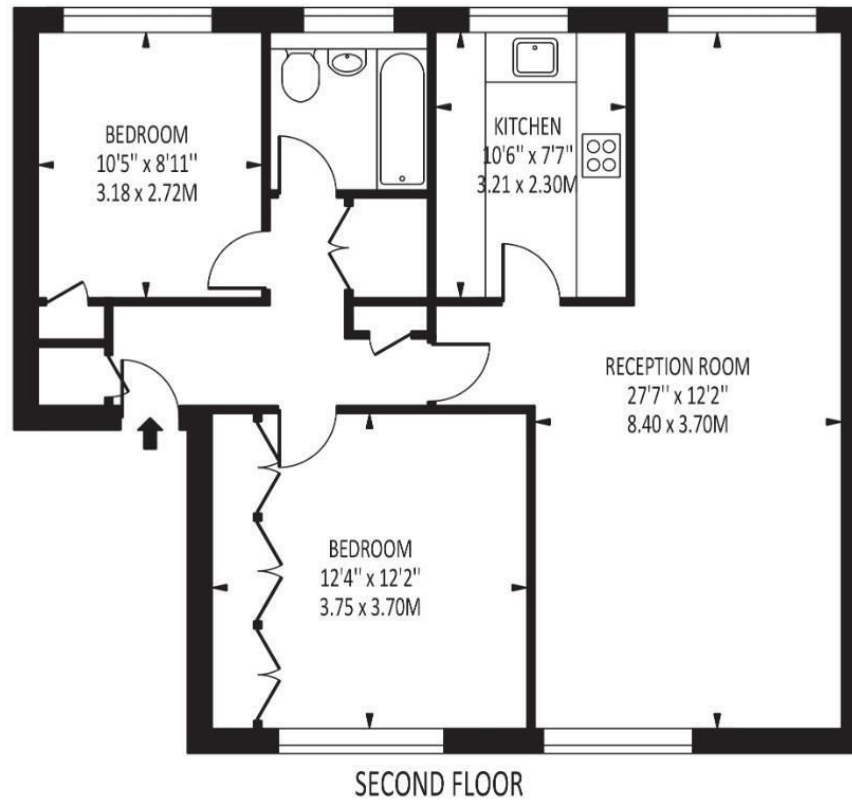




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Total Area: 789 SQ FT • 73.29 SQ M



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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	78
England & Wales		
EU Directive 2002/91/EC		

EPSOM OFFICE

2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE

62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE

141 High Street
Banstead, Surrey, SM7 2NS
01737 333 699

TADWORTH & KINGSWOOD OFFICE

Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT

157 High Street
Epsom, Surrey, KT19 8EW
01372 726 666

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



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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.



 **FORGE
STEADING**