



Elizabeth Drive, Banstead

The **PERSONAL** Agent

Asking Price £250,000

Leasehold

- 978 Year Lease Remaining
- Spacious One Bedroom Apartment Offering 590 sq ft With An En-Suite Bathroom
- Gated Private Estate With 28 Acres Of Landscaped Grounds To Explore
- Top Floor Apartment With Stunning Woodland Views
- Offered To The Market With No Onward Chain
- Residents Tennis Court Japanese Water garden With Koi Pond & Barbeque Area
- Private Allocated Parking Space, Further Residents Permit's & EV charging Spaces on Site
- Approximately 20 minute Walk To Chipstead Station, London Bridge Services 45 minutes

This modern contemporary flat presents a unique opportunity for those desiring a peaceful lifestyle. Set within a secure gated development, the property is enveloped by 28 acres of lush woodland and meticulously landscaped grounds, offering a perfect escape from the hustle and bustle of daily life.

This delightful top-floor flat boasts a spacious reception room that invites natural light, creating a warm and welcoming atmosphere. The generous bedroom features an ensuite bathroom, ensuring both comfort and privacy for its occupants. With a total area of 590 square feet, the layout is thoughtfully designed to maximise space and light. and offers stunning views.

Residents will appreciate the convenience of allocated parking, which includes electric vehicle charging points, alongside additional parking for visitors. Standout features of this exclusive development is the access to a leisure complex, which includes private tennis courts, a tranquil Japanese water garden, and a dedicated barbecue area, ideal for summer gatherings with friends and family.

With no onward chain, this luxurious flat is perfectly positioned in a semi-rural location, conveniently situated between Banstead and Chipstead. A variety of



amenities, including Waitrose and Tesco Express, are within easy reach. For the commuting Chipstead train station is approximately a 2-minute walk away providing services to London Bridge in round 45 minutes.

PLEASE NOTE: The vendor has offered to pay the first year of service charge worth £5400 if completion takes place by 19th of December.

Residents will benefit from allocated parking, including EV charging points, as well as additional visitors' parking for guests. The exclusive access to a leisure complex is a standout feature, offering private tennis courts, a serene Japanese water garden, and a dedicated barbecue area, perfect for summer gatherings with friends and family.

With no onward chain, this luxurious development is ideally situated in a semi-rural location, conveniently positioned between Banstead and Chipstead. This property is perfect for those looking to enjoy a peaceful lifestyle while still being within easy reach of local amenities. Don't miss the chance to make this exquisite apartment your new home.

Situated equidistant to Banstead and Chipstead both offer fast access to the M25, central London and Gatwick Airport. Whilst Chipstead Station, is within 2 miles, providing direct trains to London Bridge.

Banstead village is also just a couple of miles 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.

Tenure: Leasehold
Length of lease (years remaining) - 978
Annual ground rent amount (£) - 250.00
Annual service charge amount (£) - 5,400.00
Council tax band - C

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.



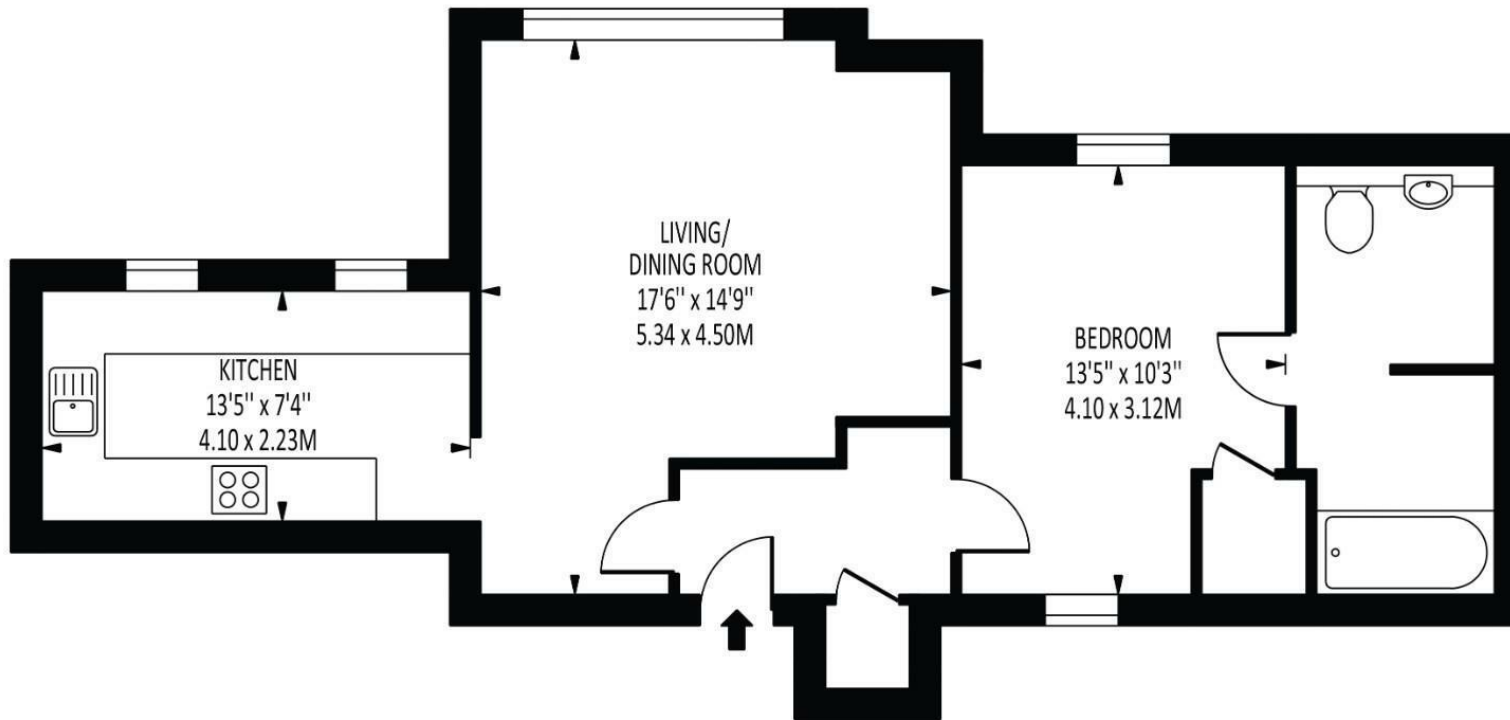


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Shaw House

Total Area: 590 SQ FT • 54.80 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	71	78
(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

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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.

