



Eastgate, Banstead, SM7 1RP

Offers in excess of £280,000

M.

MONOCHROME | HOMES

# PROPERTY SUMMARY

## OVERVIEW

Presented To The Market CHAIN FREE Monochrome Homes Exclusively Present This Two Bedroom Apartment Situated In The Charming Location Of Nork Village, Banstead

### ACCOMODATION

Monochrome Homes are proud to present this well-presented 2-bedroom apartment located in the heart of Nork. Offering bright, spacious living throughout, the property features two well-proportioned bedrooms, a modern kitchen, and a comfortable living/dining area – ideal for first-time buyers, downsizers, or investors.

Conveniently situated close to local shops, transport links, and green spaces, this chain-free apartment combines comfort and practicality in a popular residential setting.

### LOCATION

Nork offers a peaceful, community-centred lifestyle with leafy streets, great green spaces, solid transport links, and an active, friendly environment—ideal for families, commuters, and those seeking suburban charm with city access.

### DISCLAIMER

"These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested."



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		62	
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)			
(81-91)			
(69-80)			
(55-68)			
(39-54)			
(21-38)			
(1-20)			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	
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