

**WILLIAMS
HARLOW**

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Tonbridge Close

Banstead, SM7 3JD

£280,000 - Leasehold



This delightful apartment features two generously sized bedrooms, making it an ideal choice for couples, small families, or those seeking a comfortable space to call home. The apartment boasts a well-appointed reception room, perfect for relaxing or entertaining guests.

The property is presented in good decorative order throughout, ensuring a welcoming atmosphere from the moment you step inside. With the added benefits of double glazing and gas central heating, you can enjoy a warm and cosy environment all year round. The entry phone system provides an extra layer of security and convenience for residents.

One of the standout features of this apartment is the attractive communal gardens, offering a lovely outdoor space. The location is particularly appealing, as it is within a short easy walk to Woodmansterne Village. Here, you will find a variety of local shops, a friendly pub, and an excellent school, making it a perfect spot for families. Additionally, the nearby open countryside provides ample opportunities for leisurely walks and outdoor activities.

This apartment presents a wonderful opportunity to enjoy comfortable living in a vibrant community. Don't miss your chance to make this lovely property your new home.



THE PROPERTY

Located in a highly sought after residential area this purpose built two bedroom first floor apartment offers spacious accommodation and a good outlook. The property has been well maintained by the current owner and offers a good sized entrance hallway with storage, generous kitchen/breakfast room with good storage, space for appliances and gas central heating boiler. The lounge located at the rear has an attractive outlook overlooking the communal green. The bedrooms are both a good sized and both would easily take a double bed. The shower room has been recently refitted with a rain shower, WC, wash hand basin and there is an obscured glazed window.

OUTSIDE AREA

The property is surrounded by communal gardens with areas of lawn to front, side and rear. The building is accessed via entry phone system, ideal for security and there is a large lockable cupboard outside the front door. Parking is available on a non allocated basis around the complex.

FROM THE SELLER

I purchased the property in January 2019, it was my first home. One of the standout features was the generous size of the flat in particular the size of the kitchen. Another appeal was the quiet environment and its easy proximity to the local shops and amenities. I am seeking to move to out of the area and I sincerely hope the owners enjoy the property as I have.

LOCAL AREA

Woodmansterne Village is a very popular area for families and the property is located within a very short walk of Woodmansterne Village with local shops, a traditional local pub serving good food, public transport, excellent local schools and all is surrounded by miles of open countryside. Banstead Village is only approximately 1 mile away offering a range of High Street shopping facilities, restaurants, cafes and Waitrose.

LOCAL BUSES

S1 Banstead to Lavender Field (Mitcham) via Sutton
166 Banstead to Epsom Hospital via Epsom Downs, Banstead, Woodmansterne, Coulsdon, Purley, West Croydon Bus Station
420 Sutton to Crawley via Banstead, Tattenham Corner, Tadworth, Kingswood, Lower Kingswood, Reigate, Redhill, Earlswood, Salfords, Horley, Gatwick Airport (South)
420 Sutton to Redhill, via Banstead, Tadworth, Lower Kingswood, Reigate
405 Coulsdon South to West Croydon

LOCAL TRAINS

Chipstead or Woodmansterne – London Bridge – Approx. 42 minutes
Coulsdon South to London Victoria – 30 minutes
Coulsdon South to Horsham – 45 minutes

LEASE

Approximately 110 years remaining.

SERVICE CHARGES

Currently £149.52 per month until April 2027 where they will reduce to £95.00 per month approximately.

Any prospective purchaser is best advised to seek confirmation by their solicitors of this.

GROUND RENT

£10.00 per annum

COUNCIL TAX

Reigate & Banstead BAND C £2,271.88 2026/27

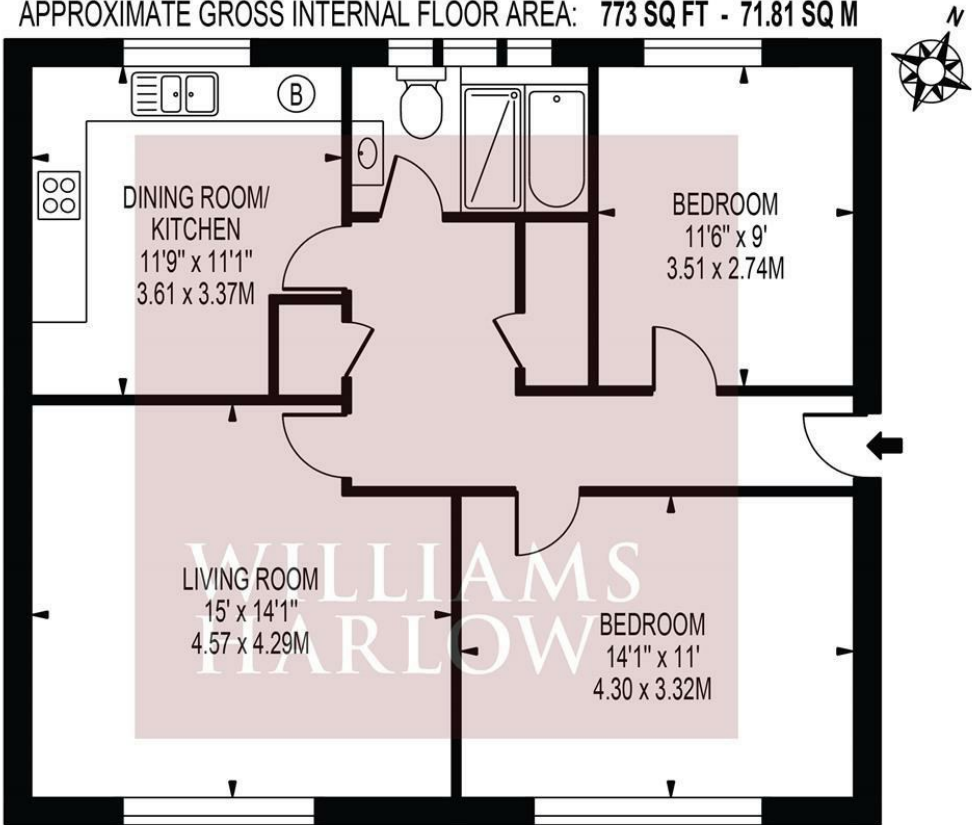


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TONBRIDGE CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 773 SQ FT - 71.81 SQ M



FIRST FLOOR
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 OR 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	78	80
(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		