

Elizabeth Drive, Banstead,

Asking Price £285,000 - Leasehold

WILLIAMS HARLOW

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Elizabeth House
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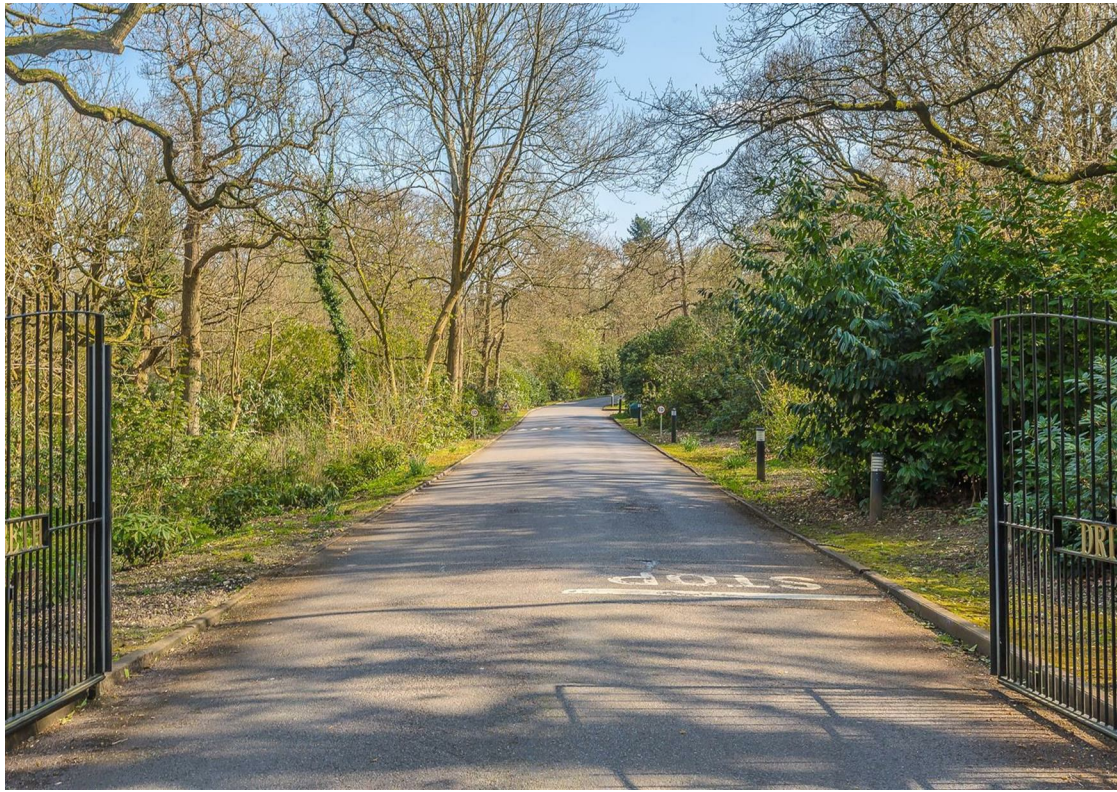












This chain free, larger-than-average 2-bedroom flat (837 sq ft) is set on the top floor and is filled with an abundance of natural light throughout. Beautifully presented and thoughtfully designed, it offers a perfect blend of space, comfort, and modern living—ideal for first-time buyers, professionals, or investors.

Situated in the picturesque surroundings of Elizabeth Drive, Banstead, this delightful top-floor apartment offers a perfect blend of comfort and elegance. Set within an impressive 28 acres of beautifully maintained communal grounds, this property is ideal for those seeking a tranquil lifestyle while remaining conveniently close to local amenities.

The apartment features two well-proportioned bedrooms, providing ample space for relaxation and rest. The reception room is inviting and serves as a perfect space for entertaining guests or enjoying quiet evenings at home. The kitchen and re-fitted bathroom are of an excellent standard, ensuring that modern living needs are met with style and functionality.

Residents will appreciate the convenience of allocated parking, along with additional visitors' parking, making it easy for friends and family to visit. Accessibility is also a key feature, with both stair and lift access available, catering to all needs.

With a generous 999-year lease, this property presents a fantastic opportunity for both first-time buyers and those looking to downsize. The combination of a serene setting, quality finishes, and practical amenities makes this apartment a truly desirable home. Don't miss the chance to experience the charm and comfort that this property has to offer.

THE PROPERTY

A two double bedroom luxury apartment and the accommodation consists of entrance hall, spacious lounge/dining room, fully equipped kitchen with new dishwasher and fridge freezer, master bedroom, re-fitted bathroom and second bedroom. Upgraded electric heaters.

OUTDOOR SPACE

The property is set within 28 acres in Banstead Woods with tennis courts, Japanese gardens, one allocated parking space and ample visitors parking is on site.

LOCAL AREA

The property is located in Banstead Village which comprises of a range of independent retailers, Waitrose, Marks & Spencer's plus an array of cafes/restaurants and local transport links.

WHY YOU SHOULD VIEW

The property is set in a lovely semi-rural tranquil environment but still close to all local amenities at nearby Banstead Village and Chipstead offering a perfect place to relax, entertain and enjoy.

LOCAL SCHOOLS

St Annes Catholic Primary School – Ages 4-11
Banstead Infant School – Ages 4-7
Banstead Community Junior School – Ages 7-11
Banstead Preparatory School – Aged 2-11
The Beacon School Secondary School – Ages 11-16
Aberdour School – Ages 2-11

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

LOCAL TRAINS

Banstead Train Station – London Victoria 1 hour
Sutton – London Victoria 33 minutes
Sutton to London Bridge 39 minutes
Tattenham Corner Station – London Bridge, 1 hour 9 min
Chipstead – London Bridge – Approx. 42 minutes
Coulsdon South to London Victoria – 30 minutes
Coulsdon South to Horsham – 45 minutes

WHY WILLIAMS HARLOW

From our prominent Banstead Village office open seven days we offer specific and professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity. Our staff are highly trained and experts in their fields.

LEASE

999 years from 1st January 2006 - 984 years remaining.

MAINTENANCE CHARGE

£2,446.90 per 6 months.

GROUND RENT

£147.50 per 6 months.

COUNCIL TAX

Reigate & Banstead BAND D £2,448.79 2025/26



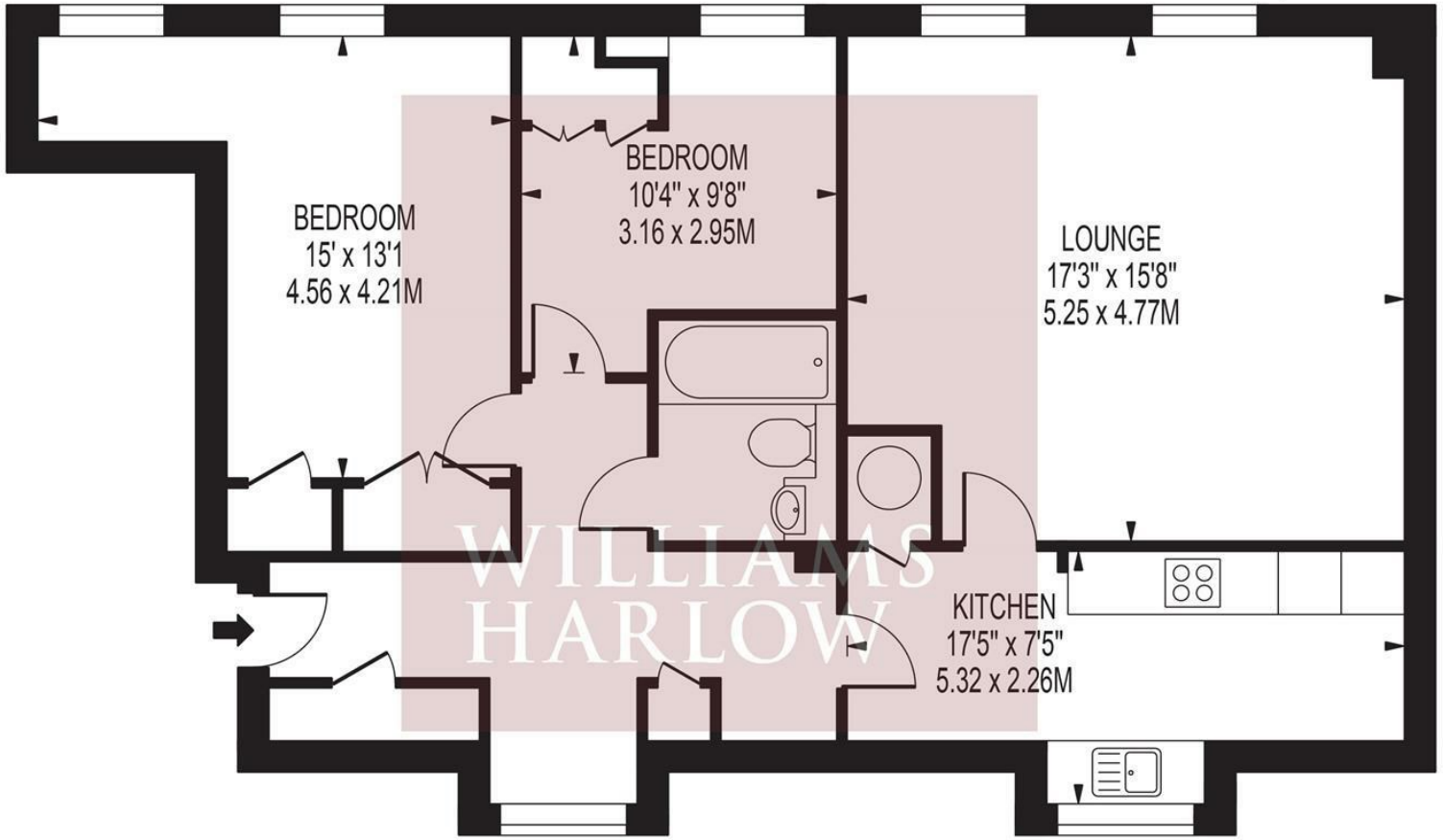
Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

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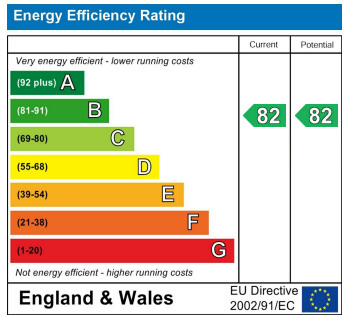
ELIZABETH HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 837 SQ FT - 77.74 SQ M



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.
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