

Hurley Close, Banstead, Surrey

Guide Price £350,000 - Leasehold

2 2 1

WILLIAMS HARLOW























Welcome to this exquisite ground floor luxury apartment located in the desirable Hurley Close, Banstead. Located within a secure gated complex, this property offers both privacy and convenience, making it an ideal choice for those seeking a tranquil yet accessible living environment.

Upon entering, you will be greeted by a well-appointed reception room that exudes a sense of modern elegance. The apartment boasts two spacious bedrooms, including a master suite with an en-suite, ensuring comfort and privacy for residents. The main bathroom is equally impressive, featuring contemporary fixtures and finishes that reflect the excellent standard of decor throughout the home.

The sleek modern kitchen is a highlight of the property, designed with both functionality and style in mind. It provides an inviting space for culinary creativity, perfect for entertaining guests or enjoying quiet meals at home.

One of the standout features of this apartment is the private patio outdoor space to the rear, ideal for relaxing in the fresh air or hosting gatherings with friends and family.

Additional benefits include a video entry phone system for enhanced security, allocated parking for one vehicle, and ample visitors parking. With no onward chain, this property is ready for you to move in and make it your own.

In summary, this luxury apartment in Banstead offers a perfect blend of modern living, comfort, and convenience. It is an excellent opportunity for first-time buyers, downsizers, or investors alike. Do not miss the chance to view this remarkable property.

THE PROPERTY

Built approximately 15 years ago, this ground floor luxury apartment is an ideal opportunity for the aspiring first time buyer or investor. The property occupies a prominent position within the development as it is located at the rear benefitting from its own private patio and access beyond to the communal gardens. The property has a modern kitchen with all integral appliances. The kitchen is open to the lounge where can access the patio to the rear. There are two double bedrooms, the master of which has an en-suite shower room plus there is a main bathroom.

OUTSIDE AREA

The property is surrounded by well maintained communal gardens. This property is located at the rear and has a private patio and access to the communal gardens. The site is access via electronically controlled security gates. There is also allocated parking for one vehicle and visitors parking on site.

LOCAL AREA

Banstead Village is within short walking distance and offers a thriving High Street with plentiful independent shops, coffee shops, restaurants and supermarkets as well as national chains. The excellent local schools and miles of open countryside are also only a short walk away which adds to its charm. The area is relaxed and a lovely neighbourhood which allows you to take evening walks without a second thought and a community where you feel fully invested.

LOCAL SCHOOLS

St Annes Catholic Primary School – Ages 4-11
Banstead Infant School – Ages 4-7
Banstead Community Junior School – Ages 7-11
The Beacon School Secondary School – Ages 11-16
Banstead Preparatory School – Aged 2-11
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
Sutton to St Pancras International 47 minutes
Sutton to Blackfriars - 38 minutes
Sutton to Wimbledon - 17 minutes

LEASE

84 years remaining.

MAINTENANCE CHARGES

Approximately £2,366.00 per annum

GROUND RENT

Approximately £500.00 per annum

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.

ENHANCEMENT & STAGING DISCLAIMER

Please note that some of the photographs featured within these particulars may have been digitally enhanced, edited or virtually staged to improve their presentation. This may include adjustments to lighting, colour, landscaping, the removal of vehicles or other objects, and the addition or alteration of furnishings. Such images are provided for illustrative purposes only and may not represent the property's exact current appearance. Prospective purchasers are advised to satisfy themselves as to the property's actual condition, layout and surroundings through personal inspection.

COUNCIL TAX

Reigate & Banstead BAND D £2,555.86 2026/27



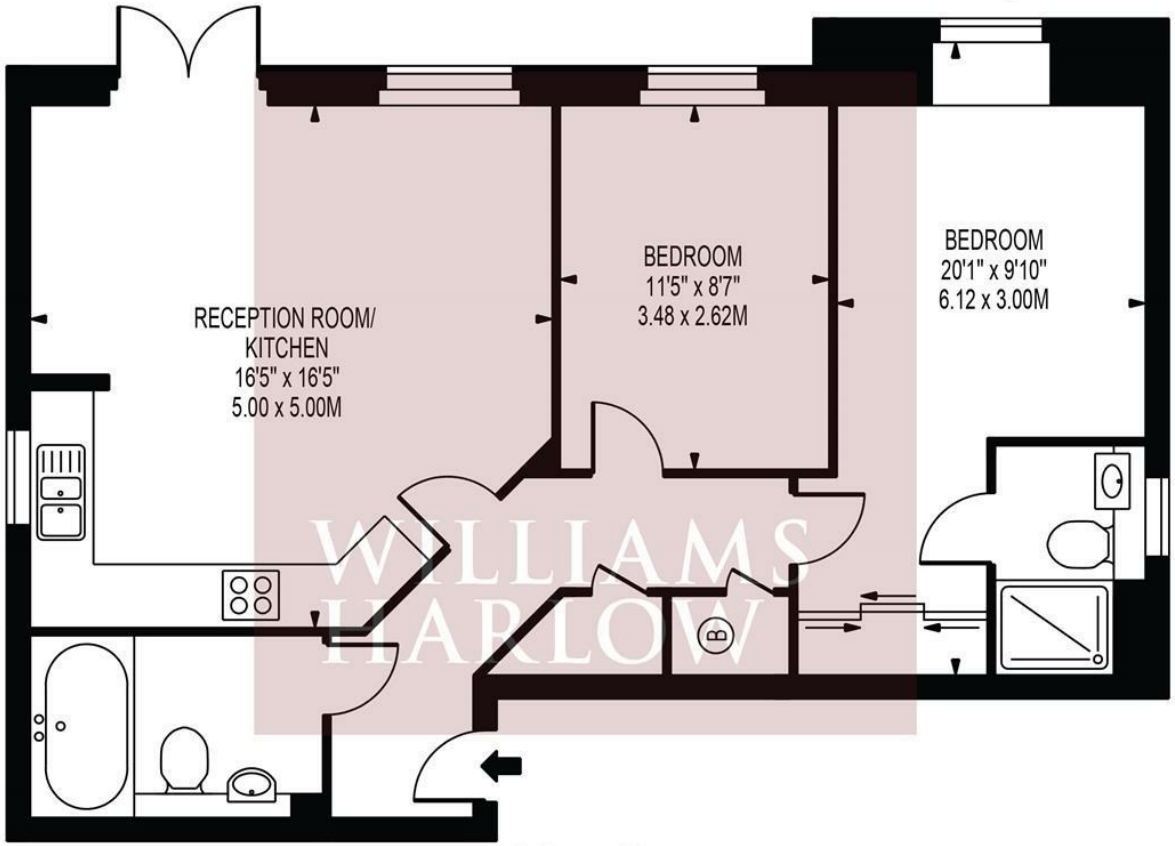
Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested 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.

Banstead Office
Call: 01737 370022
31 High Street, Banstead, Surrey,
SM7 2NH

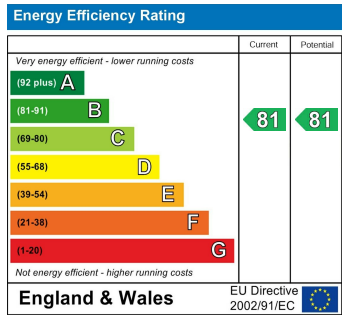
banstead@williamsharlow.co.uk
www.williamsharlow.co.uk

BUCKLE HOUSE, HURLEY CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: **705 SQ FT - 65.50 SQ M**



GROUND 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.

WILLIAMS HARLOW