Fir Tree Road, Banstead,

Offers In Excess Of £400,000 - Share of Freehold

2 1 1

WILLIAMS HARLOW

SONNY

Located on the desirable Fir Tree Road in Banstead, this splendid modern apartment, built in 2019, offers a perfect blend of comfort and contemporary living. With two well-proportioned bedrooms, this residence is ideal for couples, small families, or those seeking a stylish space to call home.

Upon entering, you are greeted by a spacious reception room that provides a welcoming atmosphere, perfect for both relaxation and entertaining. The apartment boasts a well-appointed bathroom and a thoughtfully designed kitchen, ensuring that all your daily needs are met with ease.

One of the standout features of this property is the presence of two balconies, which invite you to enjoy the fresh air and views, making it an excellent spot for morning coffee or evening relaxation. The apartment is ready to move into, allowing you to settle in without delay.

Additionally, the property includes parking for one vehicle, a valuable asset in this sought-after area. With a share of the freehold, you can enjoy the benefits of ownership while being part of a well-maintained community.

This large modern apartment on Fir Tree Road is not just a place to live; it is a lifestyle choice that offers convenience, comfort, and a touch of luxury. Do not miss the opportunity to make this exceptional property your new home.

THE PROPERTY

An exceptional Share of Freehold, two double bedroom first floor apartment located in the ever popular Fir Tree Road. Built in 2019 our clients have owned this property since new and have taken incredible care of their first home. The property is presented beautifully and is in great condition throughout. With an open plan kitchen/living area, two good sized double bedrooms, modern family bathroom and two balconies, one to front and the other to the rear overlooking the communal gardens.

OUTDOOR SPACE

There are two balconies, one off of the main bedroom and one off of the living room which gives great views over the communal gardens. The communal gardens are very well maintained and maintenance is included withing the service charges.

SERVICE CHARGES

Approx. £600 per annum

LOCAL AREA

Banstead Nork is a superb area if you haven't already visited. It offers a local range of shopping facilities at Nork Way, excellent primary and secondary schools alongside Nork park which is ideal for recreation plus Banstead High Street is easily accessible as well as the surrounding towns of Epsom, Sutton and Reigate. Banstead mainline train station is also reached within a short walk offering services to Sutton and London. This popular residential area has great appeal, surrounded by easy access to green open spaces, a peaceful neighbourhood which will allow you to enjoy evening walks without a second thought and a community where people feel invested.

LOCAL SCHOOLS

Warren Mead Junior School – Ages 7-11
Warren Mead Infant School – Ages 2-7
Epsom Downs Community School – Ages 3-11
Shawley Community Primary Academy – Ages 2-11
The Beacon School Secondary School – Ages 11-16
Banstead Preparatory School – Aged 2-11
Aberdour School – Ages 2-11

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

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

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.

COUNCIL TAX

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

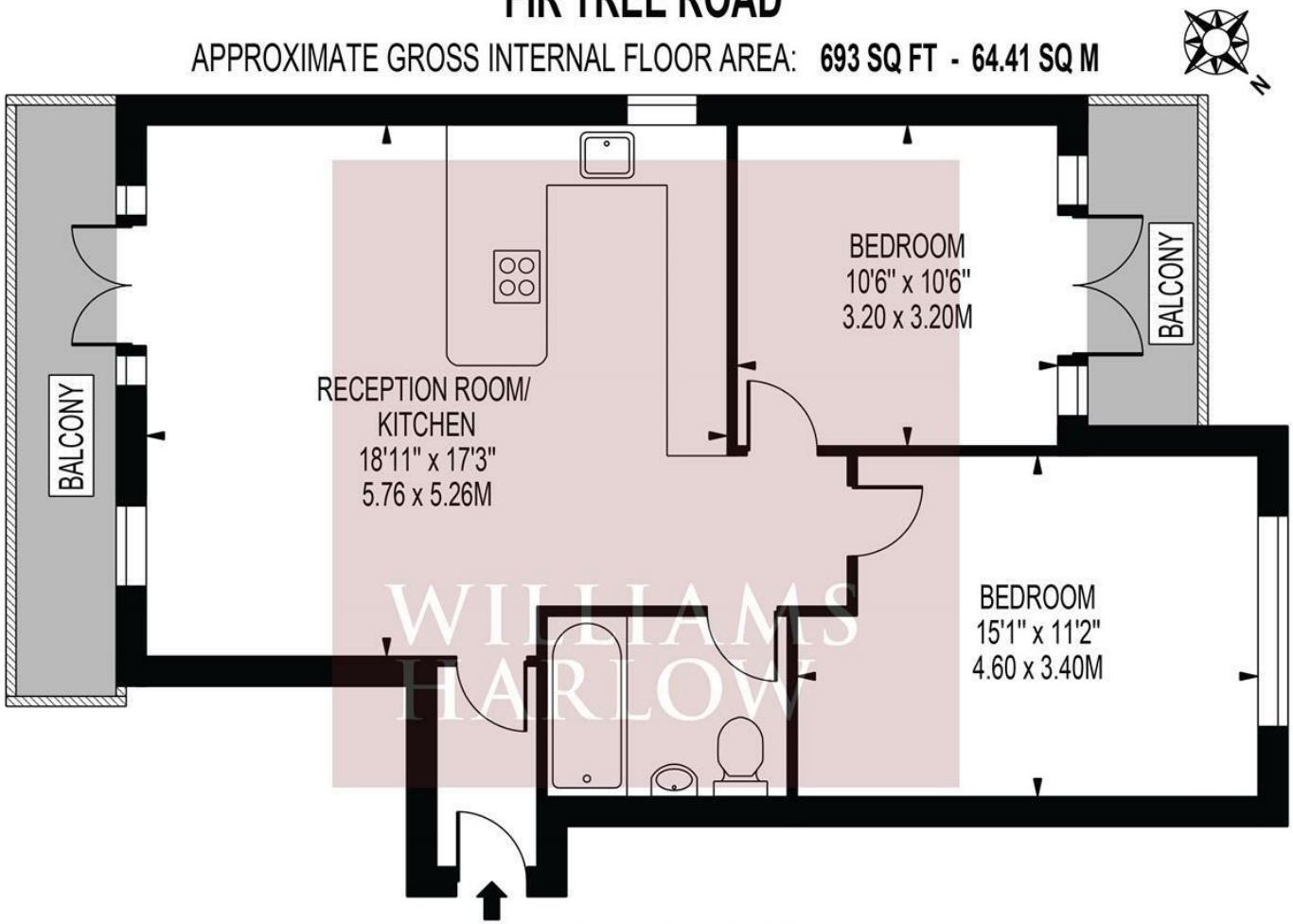
Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested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

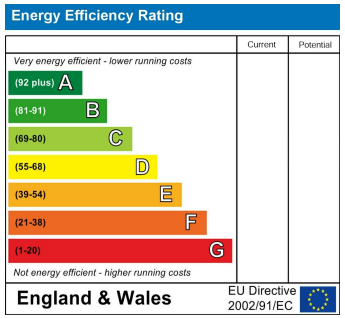
FIR TREE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: **693 SQ FT - 64.41 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.
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