

## Basing Road Banstead, SM7 2BR



### Offers In Excess Of £350,000 - Leasehold

A CHAIN FREE two double bedroom second floor apartment that is bright and spacious throughout offering over 750 square feet of living space with a Juliette balcony and an allocated parking space.

This modern development backs onto Banstead Wildlife Field and is conveniently located within a short walk of both Banstead railway station and Banstead High Street, with its variety of local and national retailers including Waitrose and M&S Simply Food, as well as restaurants and cafes.

This well-presented property has recently been redecorated and re-carpeted throughout. The apartment forms part of a modern development set within landscaped communal gardens and has pleasant views to the rear.

Outside there are well kept communal gardens, and allocated residents and visitor parking to the rear.

All is situated in a convenient location and a viewing is highly recommended. SOLE AGENTS. NO ONWARD CHAIN.



## THE PROPERTY

The property is a two double bedroom apartment located on the second floor of this purpose built blocked built in the late 1980's. The accommodation comprises of two double bedrooms, good sized bright spacious lounge with a Juliet balcony, kitchen and bathroom. Lovely views overlooking the Banstead Wildlife Centre. The property has also recently been redecorated and new carpets throughout.

## OUTSIDE AREA

There is one allocated parking space and ample visitors parking. There are some well maintained communal grounds.

## LOCAL AREA

The property is located in Banstead within an easy walking distance to Banstead train station and Banstead Village High Street offering a good variety of local amenities including M&S Foodhall, Waitrose, shops, restaurants, cafes etc. The excellent local schools, the array of vast open green belt spaces and countryside adds to its charm. There is good public transport and also excellent connections to the A217 road network which connects to the M25, M23 and A3. The area is relaxed and a lovely neighbourhood with a thriving community where people feel fully invested.

## WHY YOU SHOULD VIEW

The property is being offered to the market with no chain. It is a spacious apartment offering over 750 sq ft of living accommodation. The property has been redecorated and re-carpeted recent and still offers the new owner scope to put their own stamp on the property by way of updating the kitchen and bathroom if so desired.

## 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  
Tattenham Corner Station – London Bridge, 1 hour 9 min

## 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 24th June 1987

## MAINTENANCE CHARGES

Approximately £2,503.00 per annum.

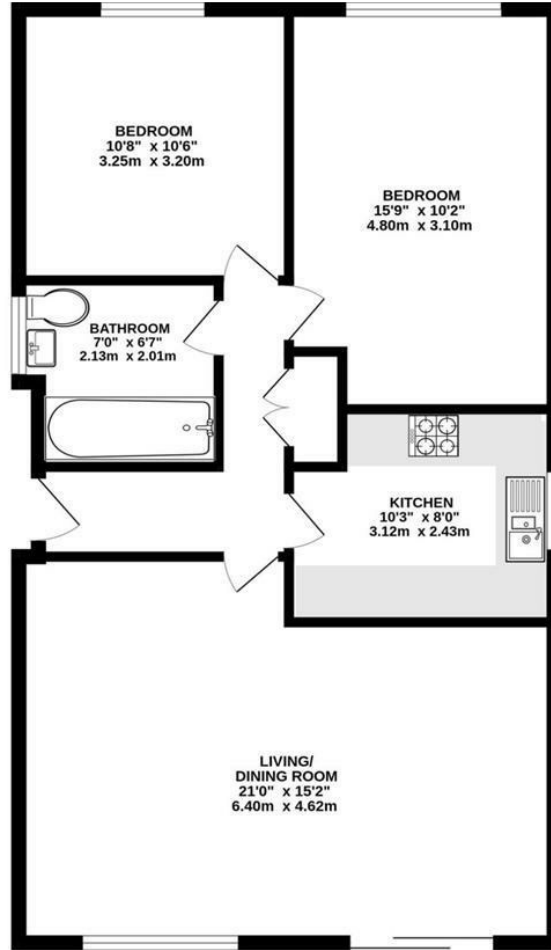
## COUNCIL TAX

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.

**WILLIAMS  
HARLOW**

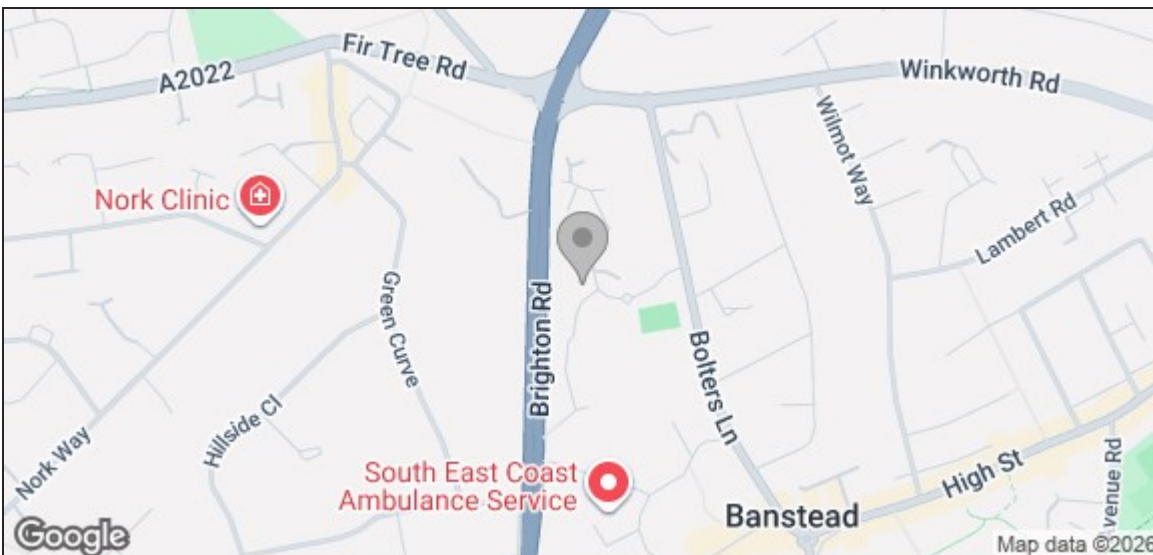


SECOND FLOOR FLAT

**Hyde House, Banstead**

INTERNAL FLOOR AREA (APPROX.) 753 sq ft/ 70.0 sq m

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2025.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	