



Elmcroft, Banstead, Surrey

£325,000 - Leasehold



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WILLIAMS  
HARLOW











This well-presented second floor apartment in Banstead features two sizeable bedrooms, making it ideal for couples, small families, or even as a rental investment. The apartment boasts a spacious reception room, perfect for relaxing or entertaining guests.

The property has been completely redecorated throughout, ensuring a fresh and modern feel. The bathroom is well-appointed, providing all the necessary amenities for daily living. One of the standout features of this apartment is the attractive communal gardens.

For added security and peace of mind, access to the property is via electronically controlled security gates. Additionally, the apartment includes parking for one vehicle, along with a garage located at the rear, providing ample storage space or a secure place for your car.

With no onward chain, this property is ready for you to move in without delay. Whether you are looking for a new home or an investment opportunity, this apartment on Pound Road is a fantastic choice. Don't miss the chance to make this lovely space your own.

## THE PROPERTY

This excellent property was purpose built we believe in the 1960s and is in a popular residential development occupying a corner plot position within a short walk of Banstead Village High Street. The property has attractive communal features with a private door to a generous entrance accessing all rooms with ease. The property is also has been completely redecorated throughout by the present owners and benefits from new electric heating. All is sold with the benefit of no onward chain and the property is ready to view now.

## OUTDOOR SPACE

The property has attractive communal gardens which are principally focused to the rear of the property which comprise of large areas of lawn, flower/shrub borders and some mature trees. There is the ever useful integral garage.

## VENDOR THOUGHTS

The property has been under our ownership for a number of years and it has acted as a hub for our extended family and friends. We have completely redecorated the property throughout with new electric heating and there have been a number of other improvements which are details under seller improvements. We hope the new owners will enjoy the property as much as we have.

## LOCAL SCHOOLS

Banstead Preparatory School – Aged 2-11  
St Annes Catholic Primary School – Ages 4-11  
Banstead Infant School – Ages 4-7  
Banstead Community Junior School – Ages 7-11  
Woodmansterne Primary School – Ages 4-11  
Chipstead Valley Primary School – Ages 2-11  
Warren Mead Junior School – Ages 7-11  
Warren Mead Infant School – Ages 2-7

The Beacon School Secondary School – Ages 11-16  
Aberdour School – Ages 2-11

## LOCAL BUSES

51 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

Approximately 131 years remaining

## SERVICE CHARGES

Approximately £90.00 per annum including Buildings Insurance.

## SELLER IMPROVEMENTS

The property has had a new roof in 2025, new electric heating throughout and completely redecorated.

## COUNCIL TAX

Reigate & Banstead BAND C £2,176.70 2025/26



Banstead Office

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SM7 2NH

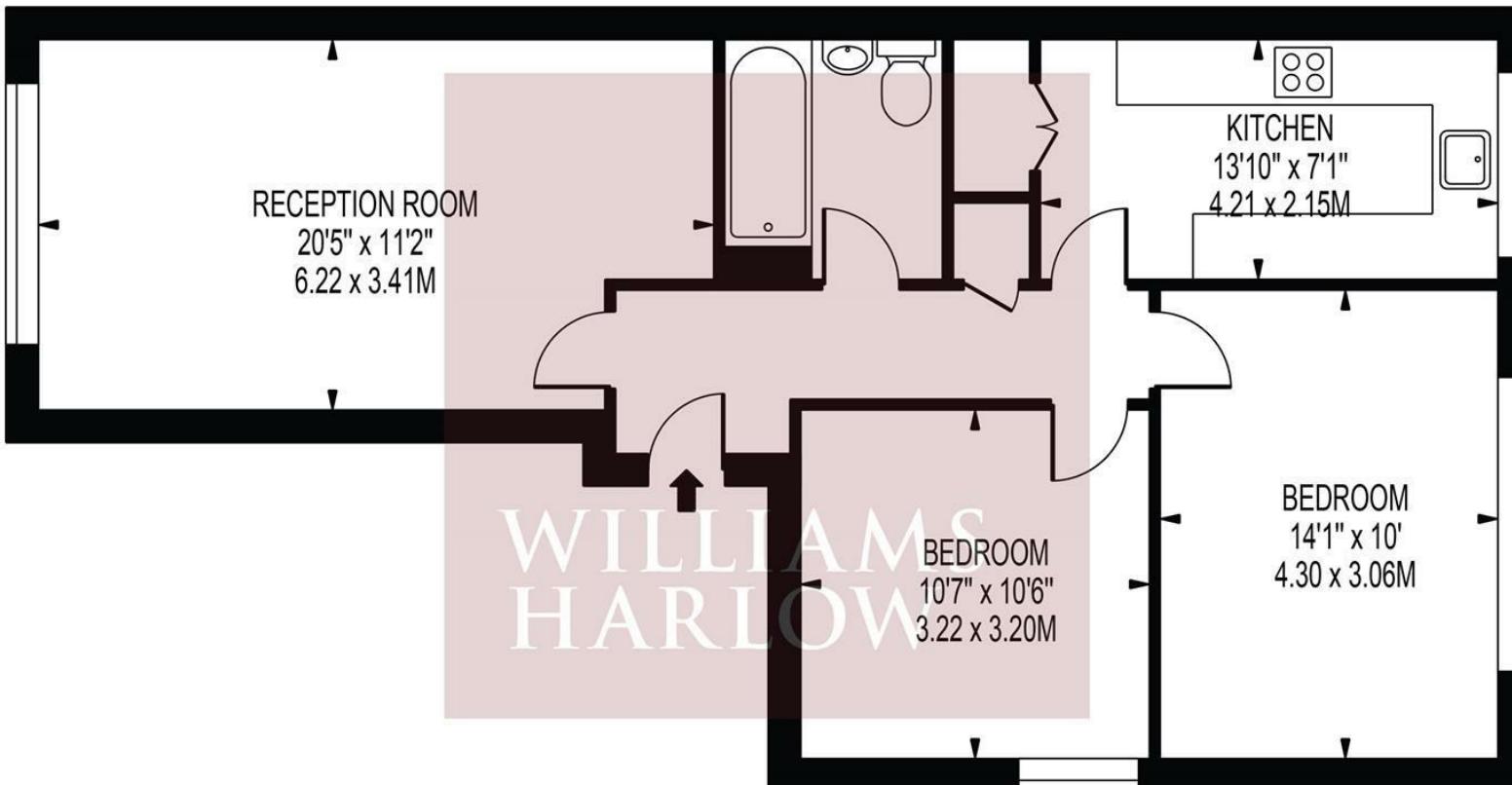
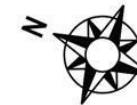
[banstead@williamsharlow.co.uk](mailto:banstead@williamsharlow.co.uk)

[www.williamsharlow.co.uk](http://www.williamsharlow.co.uk)

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## POUND ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 718 SQ FT - 66.72 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		29	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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