

# Merrymeet

Banstead, Surrey SM7 3HS



Offers Over £250,000 - Leasehold

This delightful two double bedroom ground floor apartment offers a perfect blend of comfort and convenience. It is ideal for individuals, couples, or small families seeking a peaceful retreat.

One of the standout features of this property is the entry phone system, ensuring both security and ease of access. Residents can also enjoy the benefits of communal gardens, perfect for unwinding outdoors.

The location is particularly appealing, as it is just a short walk to the quaint Woodmansterne Village. Here, you will find a range of local shops catering to your everyday needs, as well as a well-renowned pub, perfect for socialising with friends and family. Additionally, the area boasts good local schools, making it an excellent choice for families.

This apartment is offered with NO ONWARD CHAIN, allowing for a smooth and straightforward purchasing process. Whether you are looking to invest or find your new home, this property presents a wonderful opportunity in a desirable location. Do not miss the chance to make this charming apartment your own.



## THE PROPERTY

The property benefits from a ground floor purpose built two double bedroom apartment with the benefit of an entry phone access with communal gardens surrounding. The property would be an ideal for a multitude of markets including the downsizer, first time buyer or aspirational investor with no onward chain.

The accommodation is set of by a central entrance hall providing access to a lounge/dining room with a window to the front, good sized kitchen/breakfast to the rear, bathroom and two good sized double bedrooms.

## OUTDOOR SPACE

The property is surrounded by well maintained communal gardens located to the front, side and rear which are predominantly lawned.

## LOCAL AREA

The local area is very popular with families and is within a very short walk of Woodmansterne Village with a local range of shops, local pub serving good food alongside popular excellent local schools. Chipstead and Woodmansterne mainline train stations are nearby as well as local buses. The area is famed for its vast array of green open spaces and is a peaceful neighbourhood which will allow you to take evening walks without a second thought and a community where you feel fully invested.

## WHY YOU SHOULD VIEW

Appealing to a broad range of prospective purchaser, this property with vacant possession is ready to view now.

## LOCAL SCHOOLS

Woodmansterne Primary School – Ages 4-11  
Chipstead Valley Primary School – Ages 2-11  
The Beacon School Secondary School – Ages 11-16  
Woodcote High School - Ages 11-18

## 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  
405 Coulsdon South to West Croydon

## LOCAL TRAINS

Chipstead or Woodmansterne – 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

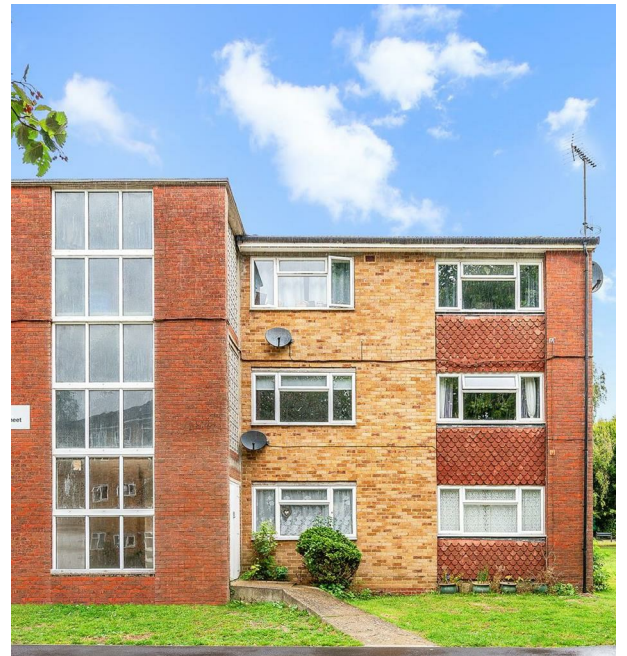
Approximately 100 years remaining.

## MAINTENANCE CHARGES

Approximately £85.00 per month including ground rent.

## COUNCIL TAX

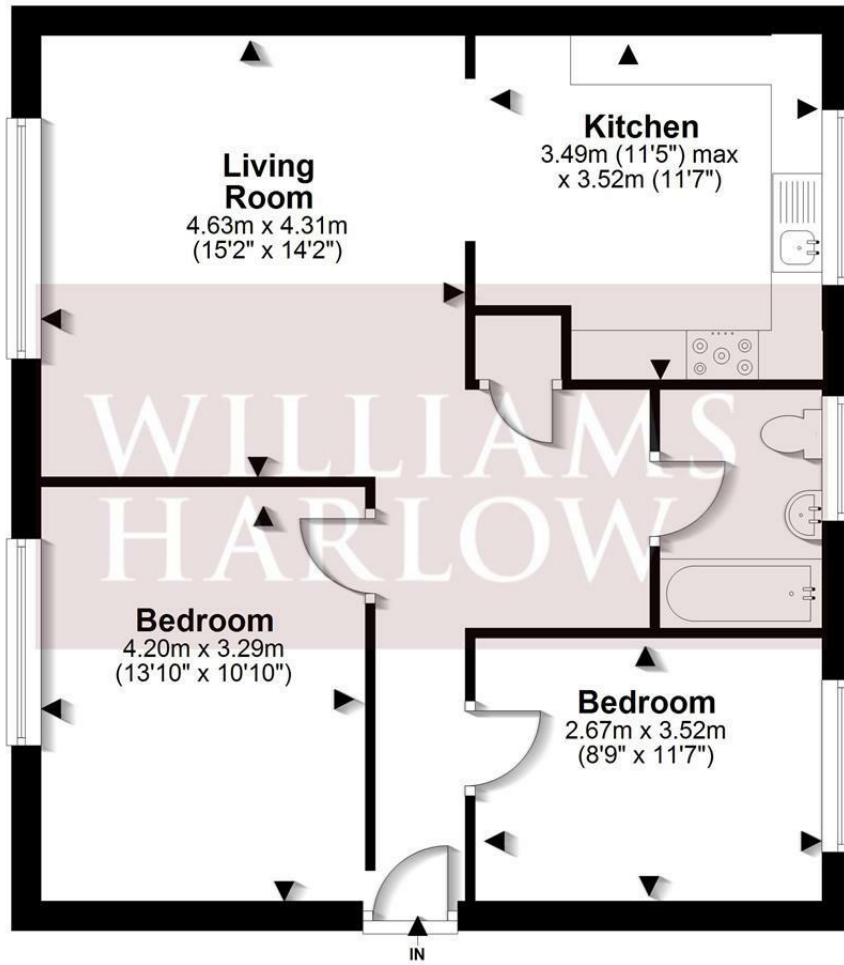
Reigate & Banstead BAND C £2,176.70 2025/26



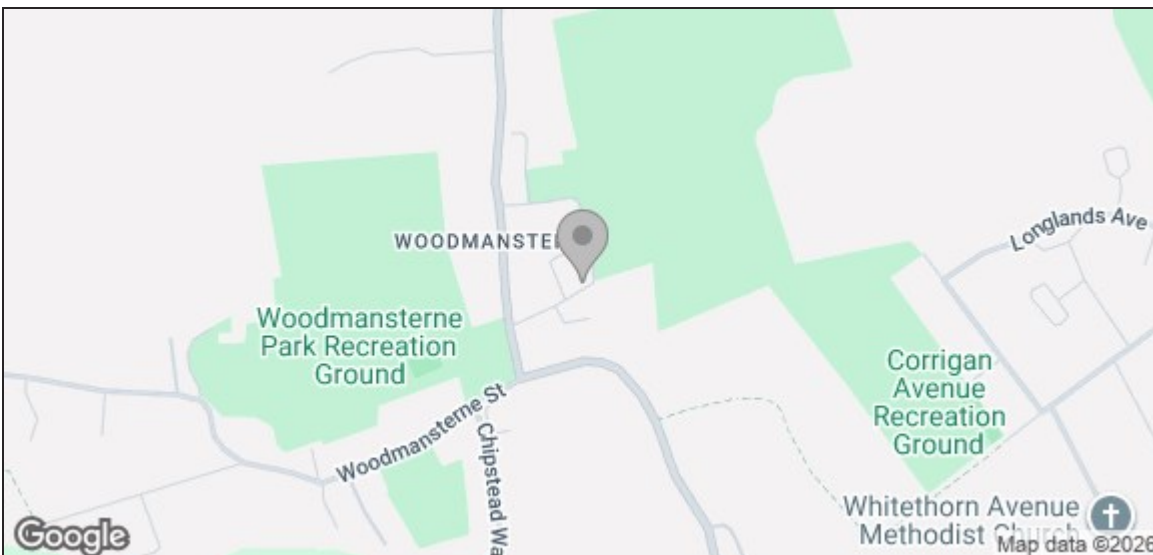
Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested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

**Ground Floor**

Approx. 69.6 sq. metres (749.4 sq. feet)



Total area: approx. 69.6 sq. metres (749.4 sq. feet)



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>	75	77
(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		
England & Wales		EU Directive 2002/91/EC