



Wingfield Court, Banstead, Surrey  
£425,000 - Leasehold



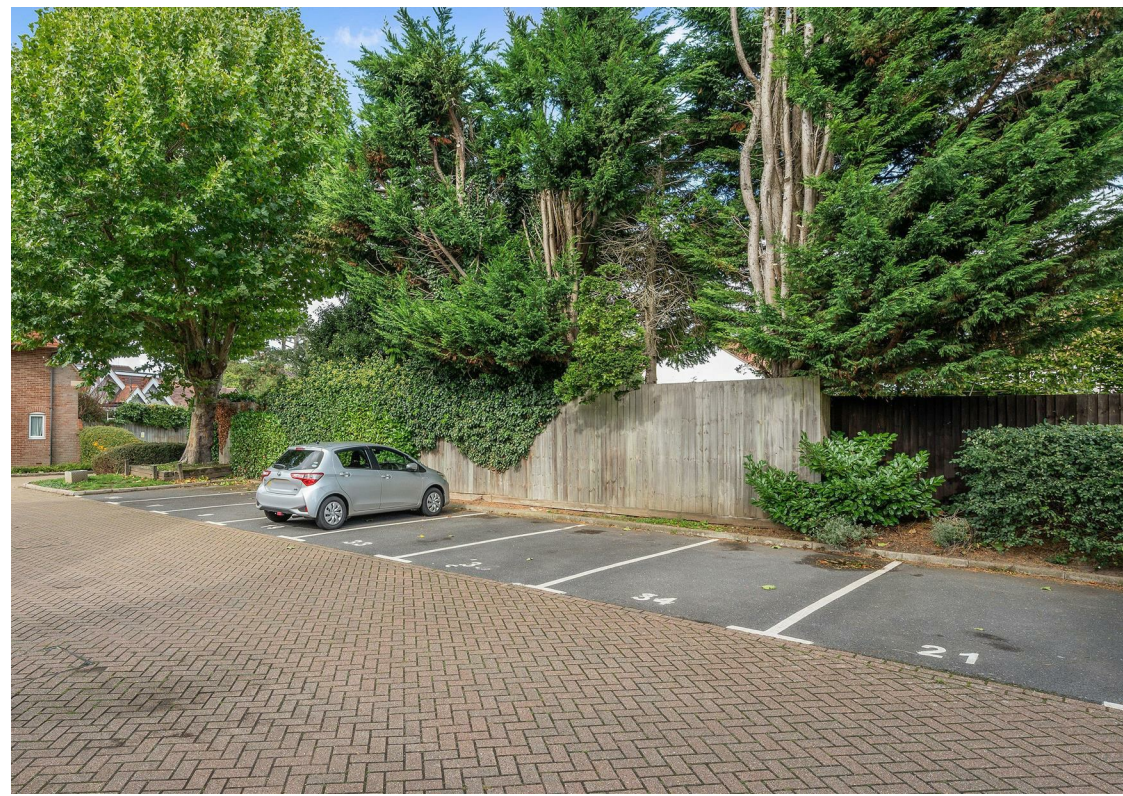
**WILLIAMS  
HARLOW**











Welcome to this charming two bedroom, two bathroom apartment located in the desirable Wingfield Court in Banstead Village. This delightful residence offers a perfect blend of comfort and convenience.

The apartment features a spacious reception room, providing a warm and inviting area for relaxation and entertainment. With two well-proportioned bedrooms, there is ample space for rest and privacy. The property also boasts two bathrooms, ensuring that morning routines are both efficient and comfortable.

Situated in a sought-after location, this apartment benefits from easy access to local amenities, including shops, schools, and parks, making it a perfect spot for those who appreciate a vibrant community. Additionally, the property includes lift access and parking for one vehicle, adding to the convenience of urban living.

Whether you are looking to invest or find a new home, this apartment in Wingfield Court presents an excellent opportunity. With its appealing layout and prime location, it is sure to attract interest. Do not miss the chance to make this lovely apartment your own. No onward chain.

## THE PROPERTY

Originally built by Linden Homes in 2002 this exciting development is exceptionally close to Banstead High Street accessed via electronic pedestrian and vehicular gates. This leads to the communal courtyard where there is an entry phone system which gives way to a luxurious entrance foyer with both stairs and lift rising to the first floor landing. The apartment is superior to many within the development and offers two large double bedrooms but not only does the master benefits from an en-suite bathroom but also a dressing room. You will find a spacious lounge/dining room with a Juliet balcony and also a fully equipped kitchen with all integral appliances. The property is held on a healthy 125 year lease with reasonable service charges and ground rent.

## OUTDOOR SPACE

The communal outdoor space is focused round a well planted and thought out central courtyard of which most properties have access

to. Parking is not a problem as this is serviced by an allocated parking space alongside plentiful visitors parking. The grounds are maintained and well cared for.

## THE LOCAL AREA

Banstead Village is literally on your doorstep and offers a thriving High Street with plentiful independent shops, coffee shops, restaurants, supermarkets including Waitrose and Marks & Spencer's Foodhall. The excellent local schools and 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.

## VENDOR THOUGHTS

The family has owned the property since it was virtually new and has served as a wonderful property when we downsized. That was many years ago and we hope that the new owners settle quickly and enjoy many years here.

## FEATURES

Allocated parking and visitors parking. Luxurious entrance foyer with lift and stairs. Lounge/dining room. Kitchen. Two double bedrooms. Dressing room. En-suite. Main bathroom.

## 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

125 years from 2002 - 102 years remaining.

## MAINTENANCE CHARGES

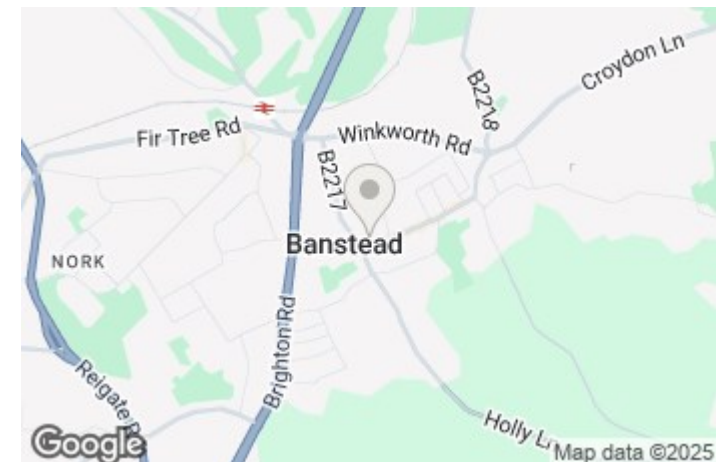
Approximately £2000 per annum paid half yearly including Buildings Insurance.

## GROUND RENT

£250 per annum.

## COUNCIL TAX

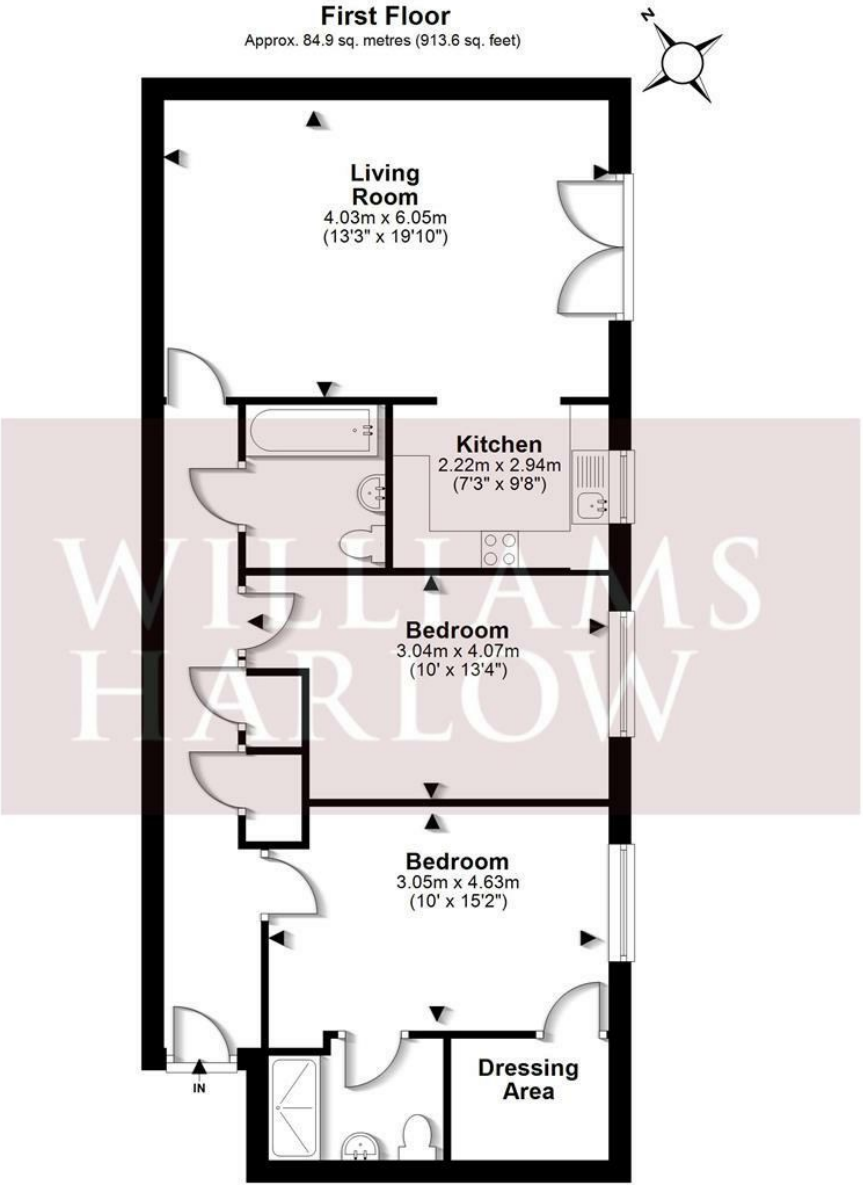
Reigate & Banstead BAND D £2,448.79 2025/26



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.

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Total area: approx. 84.9 sq. metres (913.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

