

High Street, Banstead,

Offers In The Region Of £275,000 - Leasehold

2 2 1

WILLIAMS HARLOW























Located in the heart of Banstead Village, this charming two-bedroom split-level apartment for those aged over 60, offers a delightful blend of comfort and convenience, making it an ideal choice for those seeking a retirement property. The property is presented in good decorative order, ensuring a welcoming atmosphere from the moment you step inside.

The apartment features a spacious reception room, perfect for relaxation or entertaining guests. With two well-appointed bedrooms, bathroom and two toilets, this property provides ample space for both privacy and comfort.

One of the standout features of this property is its excellent location. Residents will benefit from good transport links, allowing for easy access to nearby amenities and attractions. Additionally, the communal gardens offer a serene outdoor space to enjoy the fresh air and connect with neighbours. For those who appreciate nature, the apartment is conveniently situated close to beautiful open green spaces, perfect for leisurely strolls or picnics.

This apartment not only provides a comfortable living space but also a vibrant community atmosphere, making it an excellent choice for anyone looking to enjoy their retirement in a picturesque setting. Don't miss the opportunity to make this lovely property your new home.

THE PROPERTY

Say goodbye to heavy maintenance and hello to village life. This charming two bedroom apartment offers a move in ready home in one of Banstead's most desirable settings for those aged over 60s. This property benefits from a modern kitchen with integrated appliances, a large bright spacious living room overlooking the communal gardens, a good sized guest bedroom with fitted furniture, a well presented bathroom with shower, sink and WC and the bonus of underfloor heating plus there is a separate WC. On the top floor there is a generous master bedroom with storage.

OUTSIDE SPACE

The outside area consists of beautifully maintained communal garden and moments away from Banstead Village High Street which offers a range of local amenities including Marks & Spencer's, Waitrose, independent cafes, shops, restaurants plus local buses providing services to nearby towns of Sutton, Epsom, Reigate and more.

LOCAL AREA

Banstead Village is literally on your doorstep and offers a thriving High Street with a wide range of local amenities plus the surrounding 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.

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 1990.

SERVICE CHARGES

£186.76 per month - also includes the water rates.

GROUND RENT

£100 per annum.

ENHANCEMENT & STAGING DISCLAIMER

Please note that some of the photographs featured within these particulars may have been digitally enhanced, edited or virtually staged to improve their presentation. This may include adjustments to lighting, colour, landscaping, the removal of vehicles or other objects, and the addition or alteration of furnishings. Such images are provided for illustrative purposes only and may not represent the property's exact current appearance. Prospective purchasers are advised to satisfy themselves as to the property's actual condition, layout and surroundings through personal inspection.

COUNCIL TAX

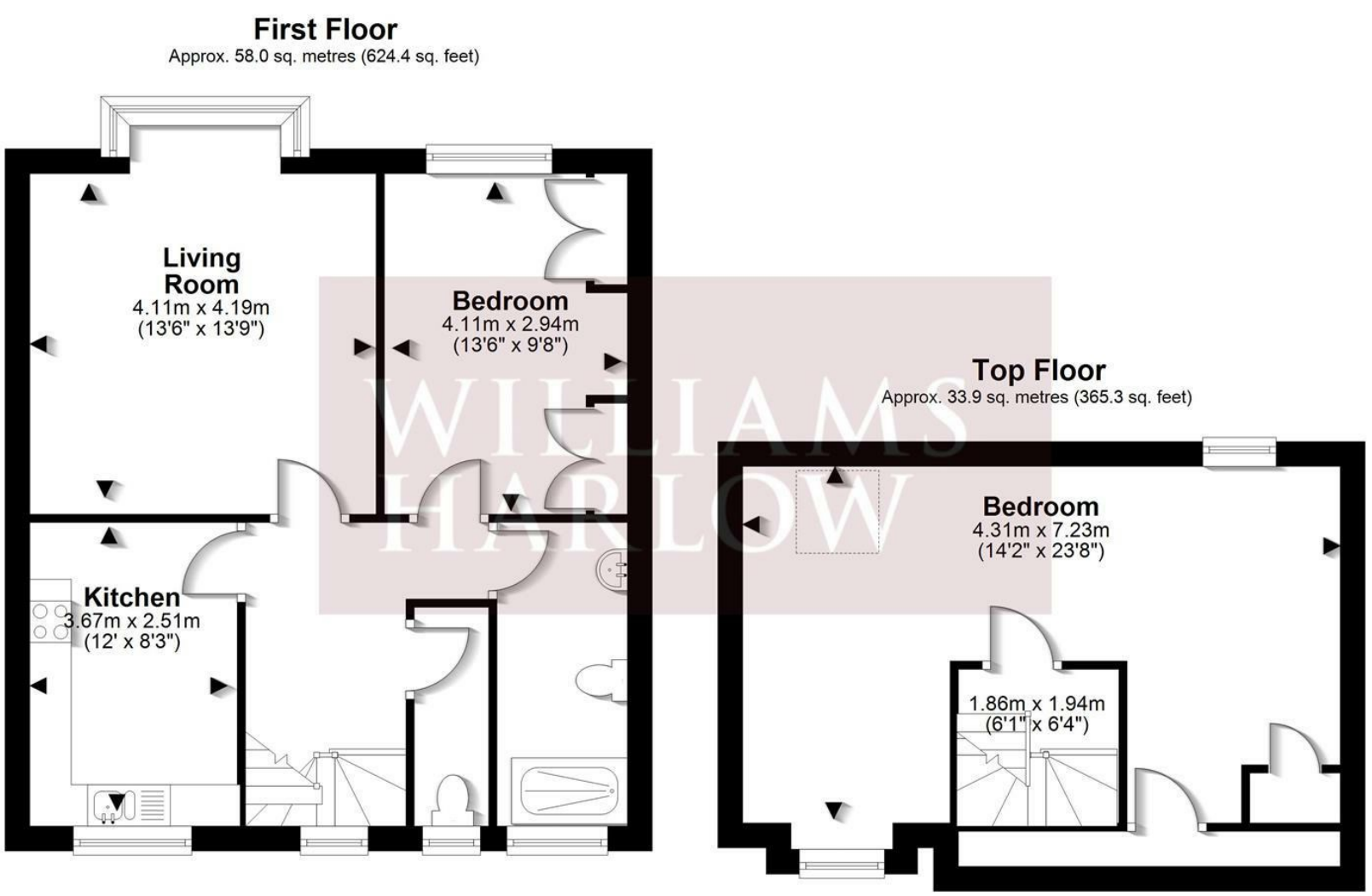
Reigate & Banstead BAND D £2,448.79 2025/26

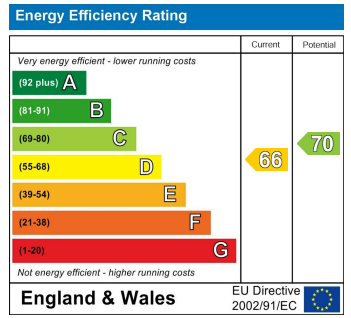


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Total area: approx. 91.9 sq. metres (989.7 sq. feet)