

Basing Road, Banstead, Surrey

Asking Price £307,500 - Leasehold

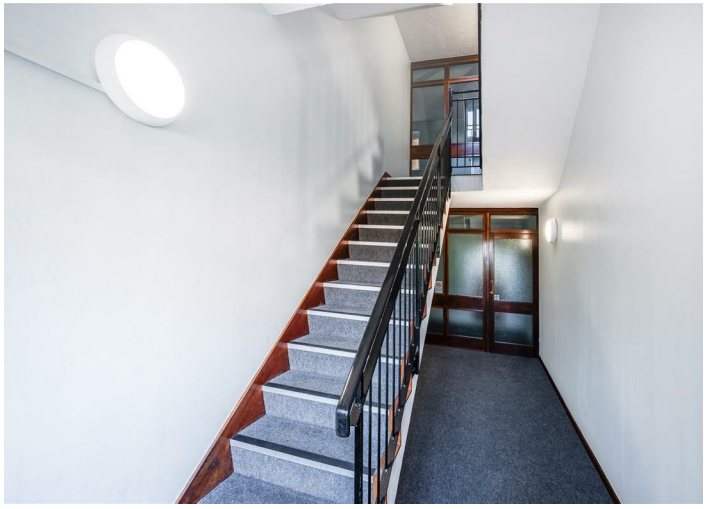
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WILLIAMS HARLOW























This delightful apartment within a short walk of Banstead Village High Street features two spacious double bedrooms, making it an ideal choice for couples, small families, or those seeking a comfortable living space. The apartment boasts a well-appointed reception room, perfect for relaxing or entertaining guests.

One of the standout features of this home is the private balcony, where you can enjoy a morning coffee or unwind in the evening with a view of the surrounding area.

Situated within an exclusive residential development, this apartment is just a short stroll from Banstead Village High Street, where you will find a variety of shops, cafes, and amenities. Additionally, Banstead train station is nearby, providing easy access to London and other destinations.

For those with vehicles, the property offers two allocated parking spaces, a valuable asset in this sought-after location. With a healthy lease and no onward chain, this apartment presents a fantastic opportunity for buyers looking to move in without delay.

In summary, this well-located apartment on Basing Road combines comfort, convenience, and modern living, making it a perfect choice for anyone looking to settle in the vibrant community of Banstead. Don't miss the chance to make this lovely property your new home.

COMMUNAL ENTRANCE DOOR
Video entry phone system. Giving access to the communal entrance lobby. The apartment is located on the first floor.

PRIVATE FRONT DOOR
Giving access through to:

GENEROUS 'L' SHAPED ENTRANCE HALL
Coving, radiator and storage cupboard. Airing cupboard. Entry phone system.

LOUNGE
5.11m x 3.38m excluding entrance recess (16'9 x 11'1 excluding entrance recess)
The room benefits from being double aspect with window to side and sliding patio doors to the front. Coving, thermostat for gas central heating, wall lights and radiator. From the double opening doors there is access to:

PRIVATE BALCONY
1.52m x 3.20m (5'0 x 10'6)
With a wrought iron balustrade and tiled floor with a good open view.

FITTED KITCHEN
2.26m x 2.21m (7'5 x 7'3)
Wall and base units comprising of roll edge work surfaces incorporating a stainless steel sink drainer with mixer tap. A comprehensive range of cupboards and drawers below the work surface. Fitted oven and grill. Surface mount four ring gas hob. Space for washing machine. Range of eye level cupboards. Wall mounted gas central heating boiler. Window to side. Wood effect flooring.

BEDROOM ONE
4.01m x 2.54m (13'2 x 8'4)
Window to side. Radiator. Coving, Fitted wardrobe.

BEDROOM TWO
Window to front. Radiator. Fitted wardrobe. Coving.

BATHROOM
White suite. Panel bath with mixer tap and shower attachment. Low level WC. Wash hand basin with mixer tap with vanity drawer below. Mirror. Extractor. Part tiled walls and tiled floor. Heated towel rail.

OUTSIDE
The property is surrounded well maintained communal gardens comprising of flower and shrub borders and areas of lawn.

PARKING
There are two allocated parking spaces.

LOCAL AREA
Banstead Village is within short walking distance and offers a thriving High Street with plentiful independent shops, coffee shops, restaurants and supermarkets as well as national chains. The excellent local schools and miles of open countryside are also only a short walk away which adds to its charm. The area is relaxed and a lovely neighbourhood which allows you to take evening walks without a second thought and a community where you feel fully invested.

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
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

LEASE
Approximately 145 years remaining.

SERVICE CHARGE
Approximately £472 per quarter payable in advance (Circa. £1,900).

GROUND RENT
Ground rent is £250 per annum payable in 2 payments of £125.

COUNCIL TAX
Reigate & Banstead BAND C £2,271.88 2026/27

ENHANCEMENT & STAGING DISCLAIMER
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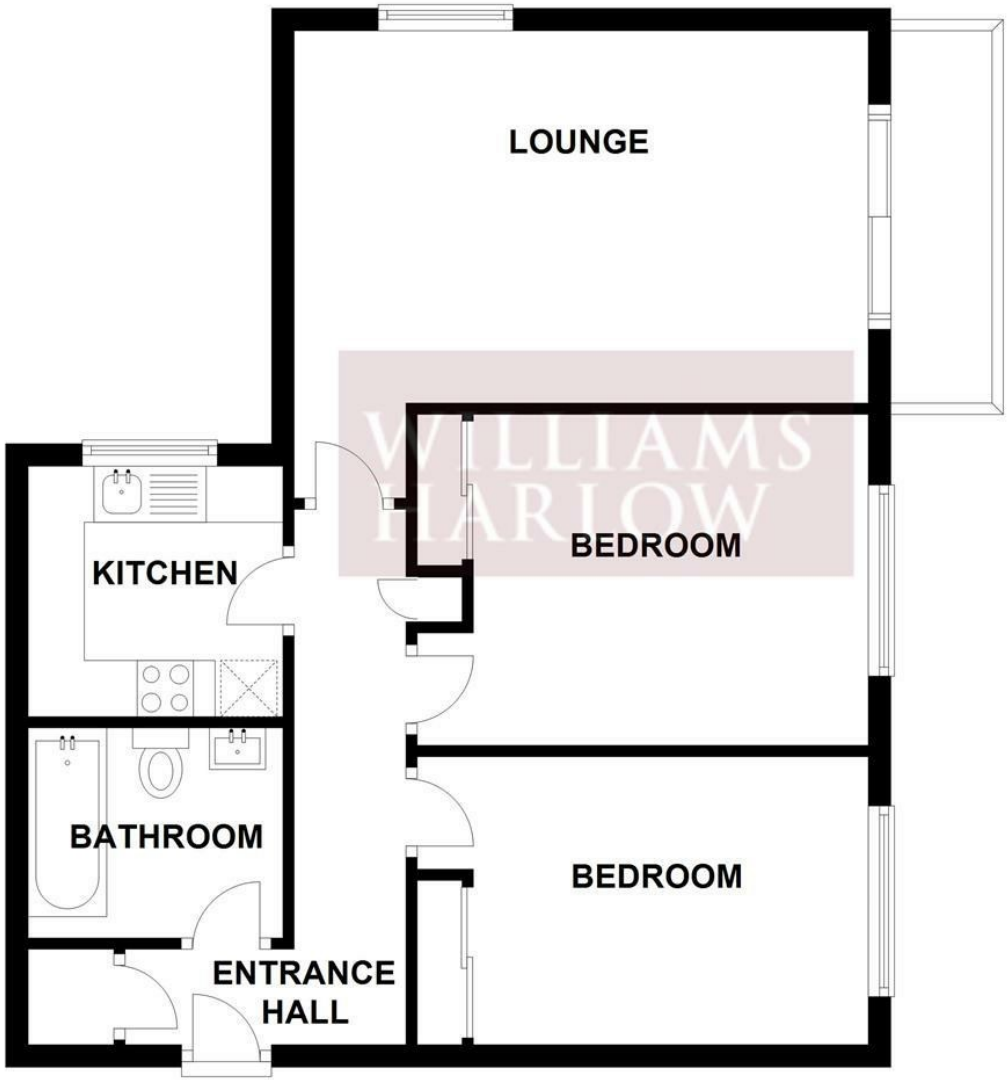
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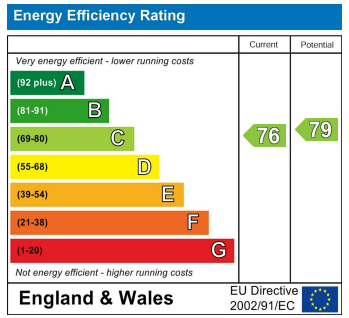
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FIRST FLOOR

APPROX. 58.3 SQ. METRES (627.7 SQ. FEET)





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