



Garratts Lane, Banstead, Surrey

Asking Price £375,000 - Leasehold



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**WILLIAMS  
HARLOW**



















Welcome to this exquisite luxury apartment located in desirable Chartham House on Garratts Lane, Banstead. This new build property offers a modern and stylish living experience, perfect for those seeking comfort and convenience.

The apartment features two well-proportioned bedrooms, including direct access to a private balcony giving a nice space for morning coffee. This great apartment ensures privacy and ease for residents. In addition, there is a main bathroom that has a shower and bath that caters to guests and family alike. The spacious reception room provides a welcoming atmosphere, ideal for relaxation or entertaining friends.

The apartment also comes with allocated parking for one vehicle, adding to the convenience of urban living.

Situated within walking distance to Banstead village, residents will benefit from a variety of local shops, cafes, and amenities, enhancing the overall lifestyle experience. With the added peace of mind of an NHBC warranty valid until 2030, this property is an excellent choice for both first-time buyers and those looking to downsize.

In summary, this luxury two-bedroom apartment in Banstead offers a perfect blend of modern living, convenience, and comfort, making it a must-see for anyone in search of their next home.

## SPECIFICATION

### BESPOKE GERMAN KITCHENS

Beautifully designed Kitchens with smart phone enabled appliances and led feature lighting

Solid Quartz Worktop

Hoover Black Glass Touch Screen Electric hob with safety cut off

Hoover WIFI Stainless Steel Oven ( can be controlled via smartphone or tablet )

Hoover Integrated extractor hood with led light

Hoover Integrated Microwave

Hoover Integrated Fridge Freezer

Hoover Integrated Washer Dryer ( option for Wifi phone controlled as upgrade)

Undermount Stainless Steel Sink

Worktop Power Points

### LUXURY BATHROOMS

Designer bathroom suites

Saneux sanitaryware with matching showers & taps

Porcelanosa tiling

Heated towel rails

LED lighting

### ELECTRICAL, LIGHTING & TV / AUDIO

Mix of LED downlights and feature hanging lights

Shaver point, LED backlit mirrors and feature lighting to bathrooms

Under kitchen cabinet lighting

Integrated wiring for Sky, Virgin & TV/Freeview

Bluetooth speaker system voice or smart phone controlled ( living & kitchen area )

Google Smart home hub controlling lighting, speaker system and heating. ( Smart speakers and lighting to kitchen & living area only but can be upgraded to other rooms )

Phone / Tablet enabled wifi video entry system with recording facility.

High Speed Fibre Broadband ( will require subscription )

Electric car charging points

### PLUMBING & HEATING

Worcester Bosch gas fired central heating system

Underfloor heating to Ground Floor Flats ( optional to upper flats )

Radiators with individual thermostatic valves

Smartphone enabled thermostat to control heating & hot water

### FLOORS, DOORS & INTERNAL JOINERY

Herringbone style flooring to Kitchen, Lounge & Hallways

Carpets to Bedrooms ( choice of Herringbone dependant on stage of construction )

Bespoke Built-in Wardrobes

Solid wood internal doors

Brushed Chrome Ironmongery

Profiled skirting and architrave

### EXTERNAL

Glazed balcony

External tap and sockets

Communal BBQ area

Landscaped front and rear gardens

Secured Bike Store

Pay as you go electric car charging points

### SECURITY & WARRANTY

NHBC Warranty until 2030

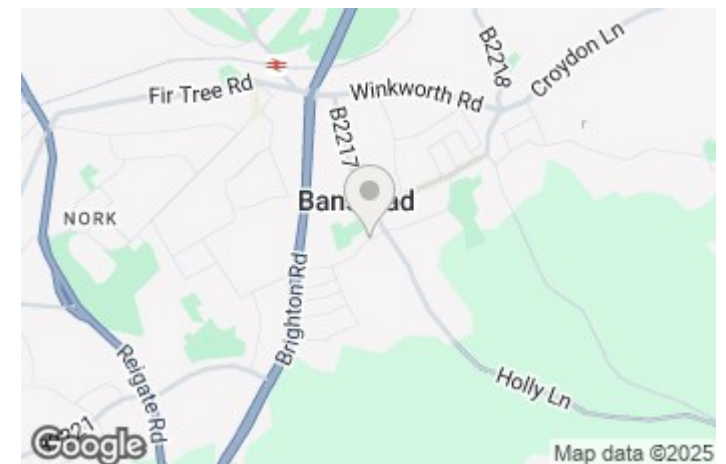
Smart Video Wifi Door Entry System with colour monitor to view incoming guests.

Security locking to all external windows and doors

Sensor Lights

### 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.

Banstead Office

Call: 01737 370022

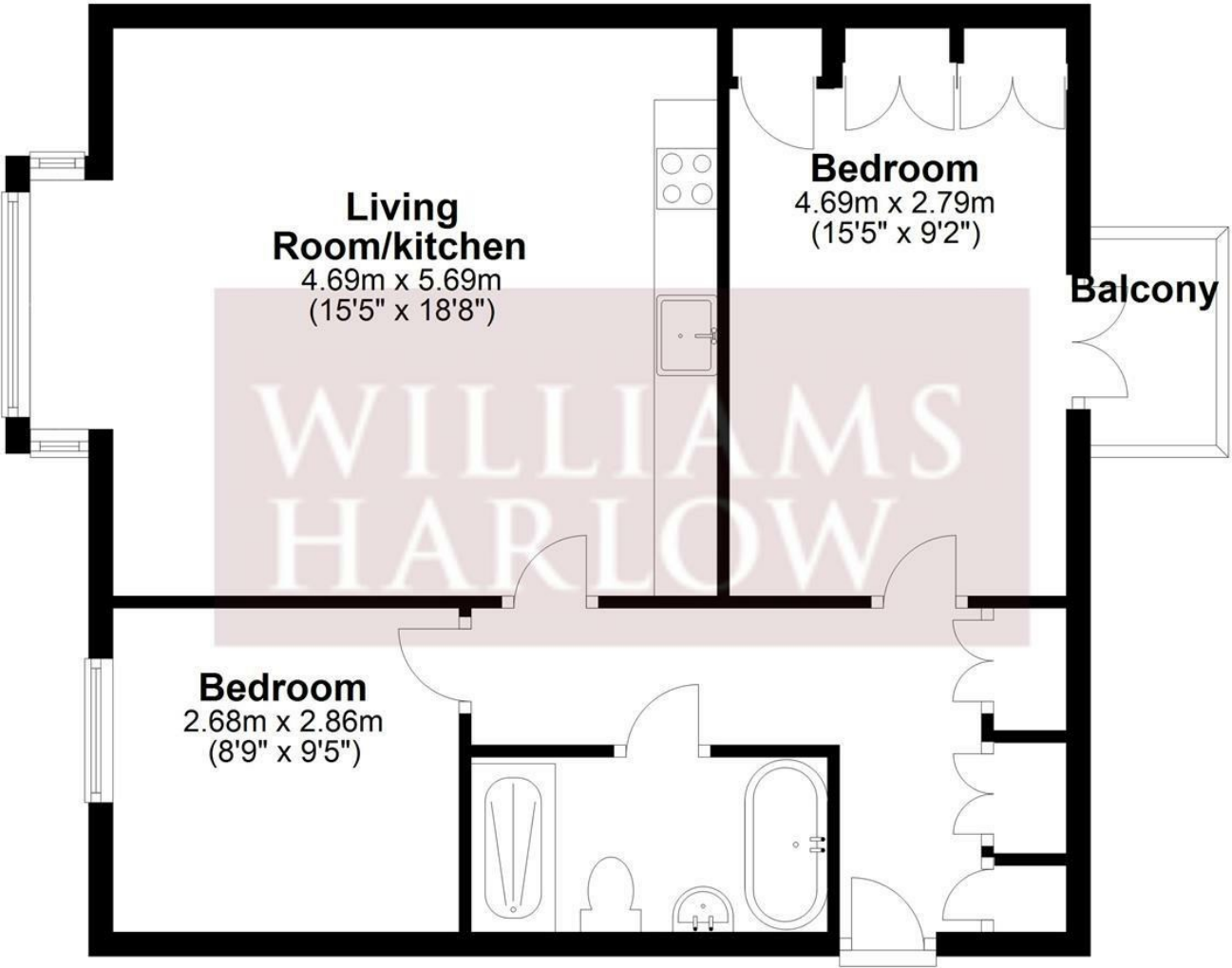
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### First Floor

Approx. 60.3 sq. metres (649.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	84	84
(81-91) B		
(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

Total area: approx. 60.3 sq. metres (649.5 sq. feet)

