Forge Steading, Banstead,

Asking Price £375,000 - Leasehold - Share of Freehold

2 2 1

WILLIAMS HARLOW

NO PARKING
IN FRONT OF
THIS AREA
AT ANY TIME
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Welcome to this exquisite ground floor apartment located in the charming Forge Steading, nestled in the heart of Banstead Village. This delightful property boasts two well-proportioned bedrooms, each designed with comfort in mind. The master suite features a dressing area and a luxurious en-suite wet room, providing a private sanctuary for relaxation.

The apartment offers a spacious reception room, perfect for entertaining guests or enjoying quiet evenings at home. The contemporary design is complemented by underfloor heating throughout, ensuring a warm and inviting atmosphere during the cooler months.

Refurbished to a high standard by the current owners, this property showcases modern finishes and thoughtful details that enhance its appeal. The well-equipped kitchen seamlessly integrates with the living space, making it ideal for both cooking and socialising.

Situated in Banstead Village, residents will enjoy a wealth of amenities right on their doorstep, including shops, cafes, and restaurants. For those who appreciate the great outdoors, the nearby open countryside offers a perfect escape for leisurely walks and outdoor activities.

Additionally, the apartment includes a garage, adding to the convenience of this lovely home. This property is an excellent opportunity for anyone seeking a stylish and comfortable living space in a vibrant community. Don't miss the chance to make this exceptional apartment your new home.

THE PROPERTY

A purpose built ground floor apartment with a share of freehold that was originally a three bedroom apartment that has been converted into a two bedroom / two bathroom apartment and fully renovated by the current family. The renovation included new doors, redecoration throughout. Installation of a new fitted kitchen with intergrated applicances and quartz work surfaces, wet underfloor heating installed throughout the whole property. They created an en-suite wet room and dressing area to the main bedroom. Installed a replacement boiler and mega flow water tank. They have also recently installed a new electric oven and fridge freezer.

OUTSIDE AREA

The apartment benefits from its own garage and the property is surrounded by well maintained communal gardens.

THE LOCAL AREA

Banstead Village is literally on your doorstep and offers a thriving High Street with plentiful independent shops, Waitrose, coffee shops and restaurants. 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.

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

LEASE

199 years from September 1996.

MAINTENANCE CHARGES

Approximately £1963.16 per annum.

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.

COUNCIL TAX

Reigate & Banstead BAND D £2,555.86 2026/27

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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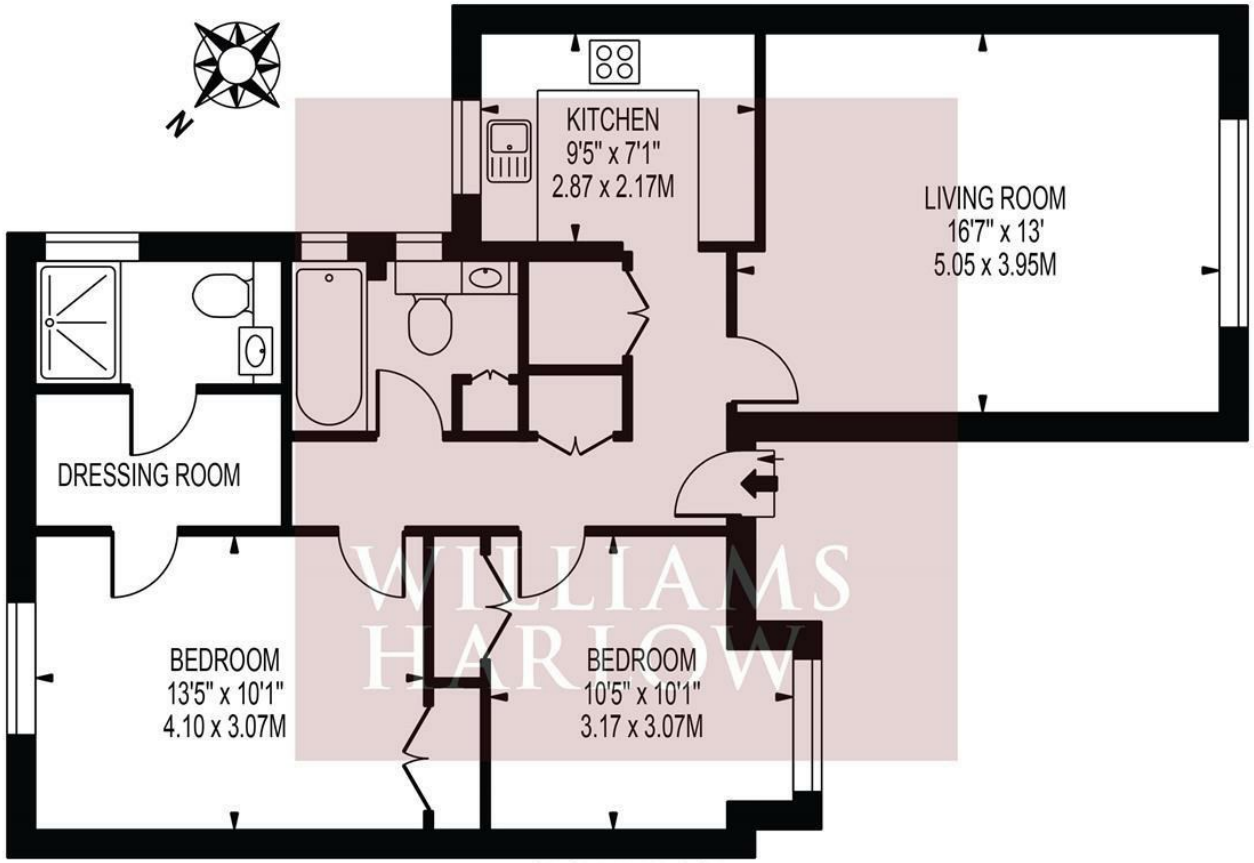
FORGE STEADING BANSTEAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: **775 SQ FT - 71.96 SQ M**



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
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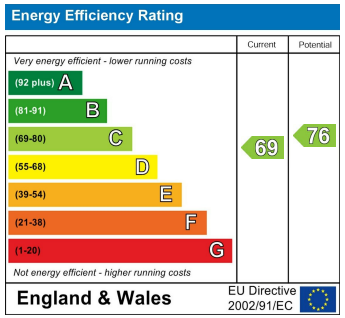

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