



Wingfield Court, Banstead, Surrey

£400,000 - Leasehold



WILLIAMS  
HARLOW





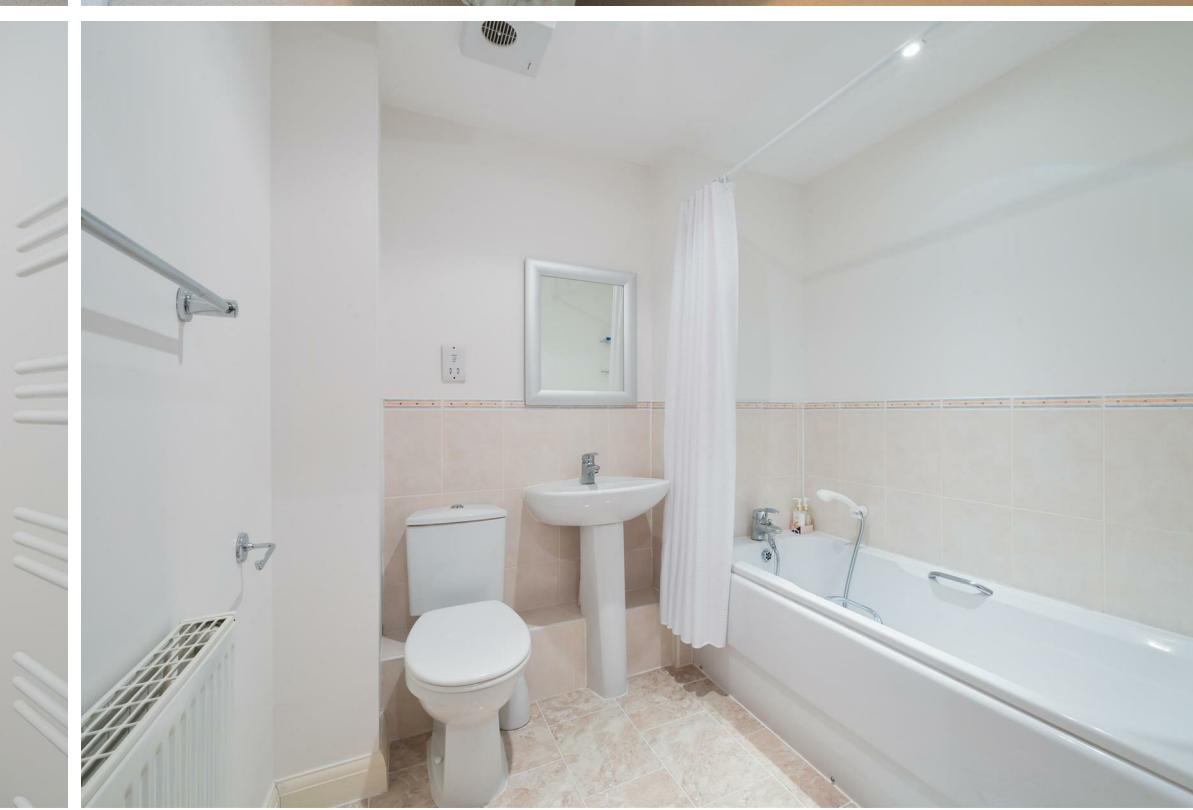
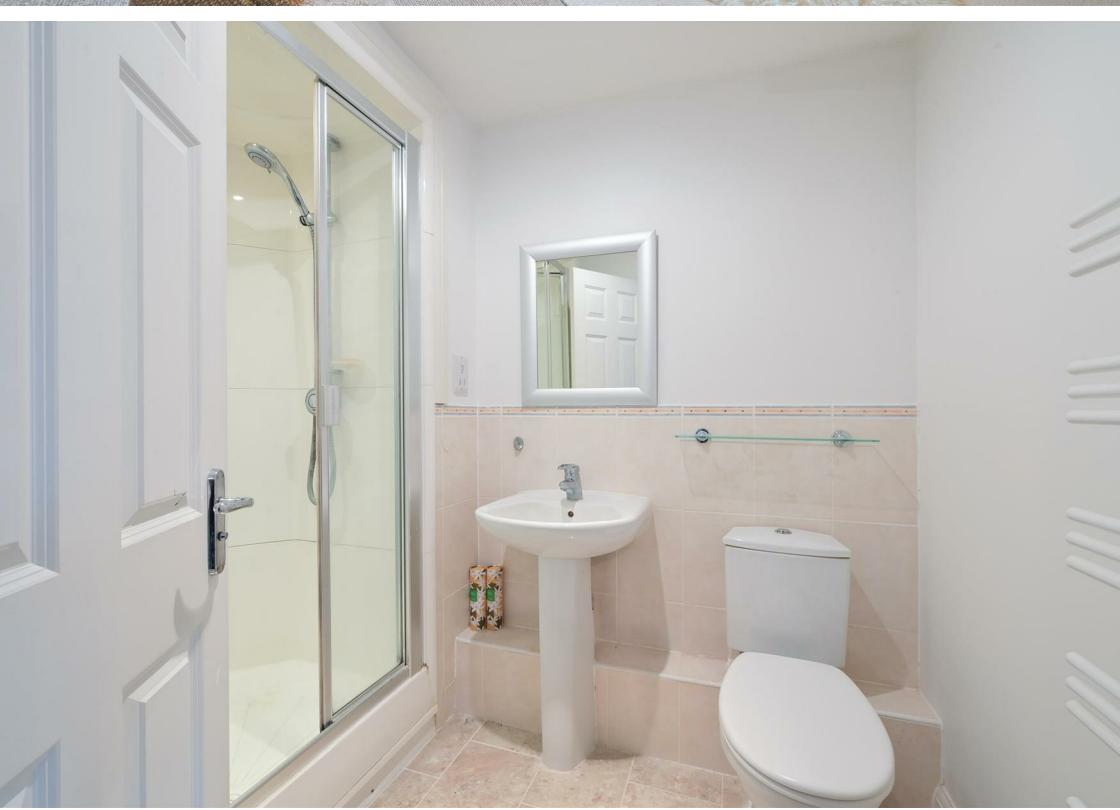


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Welcome to this large charming apartment located in the exclusive gated development of Wingfield Court, just off the vibrant Banstead Village High Street. This delightful property boasts two spacious double bedrooms, including a master suite complete with a dressing room and an en-suite bathroom, providing a perfect retreat for relaxation and privacy.

The apartment features a well-appointed reception room, ideal for entertaining guests or enjoying quiet evenings at home. With both stair and lift access, this residence is accessible for all, ensuring convenience for residents and visitors alike.

One of the standout features of this property is the attractive communal gardens, offering a serene outdoor space to unwind and enjoy. Additionally, the apartment comes with covered parking for two vehicles, a valuable asset in this sought-after area.

With no onward chain, this property presents an excellent opportunity for those looking to move in without delay. Whether you are a first-time buyer, a downsizer, or seeking a rental investment, this apartment in Banstead is sure to impress. Don't miss your chance to make this lovely home your own.

## COMMUNAL ENTRANCE

Video entry phone system. Stairs and lift rising to the:

## FIRST FLOOR LOBBY

Giving access to the:

## PRIVATE FRONT DOOR

Leading through to:

## ENTRANCE HALL

8.76m x 1.32m (28'9 x 4'4)

Radiator. Downlighters. Coving. 2 x built in storage cupboards, one housing the insulated cylinder. Wall mounted gas central heating thermostat. Video entry phone system.

## LOUNGE/DINING ROOM

4.01m x 3.00m (13'2 x 9'10)

Double opening french doors to a Juliet balcony. 2 x radiators. Wall lights. Coving. Opening through to:

## FULLY FITTED KITCHEN

2.13m x 2.90m (7'0 x 9'6)

Well fitted with a modern range of wall and base units with granite work surfaces incorporating 1 1/2 bowl stainless steel sink drainer with mixer tap. A comprehensive range of cupboards and drawers below the work surface plus wine rack. Integral fridge and integral freezer. Fitted oven and grill with microwave above. Integral dishwasher. Integral washing machine. Surface mounted four ring gas hob with chimney extractor above. Display shelving. Eye level cupboards benefitting from underlighting, one of which houses the gas central heating boiler with timeclock and switch gear below. Window to the side. Part tiled walls. Tiled floor. Downlighters.

## MASTER SUITE

4.60m x 2.97m (15'1 x 9'9)

Window to side. Radiator. Coving.

## DRESSING ROOM

1.73m x 2.18m (5'8 x 7'2)

Built in shelving and hanging.

## EN-SUITE SHOWER ROOM

Fully enclosed shower cubicle with wall mounted shower with concertina doors. Pedestal wash hand basin with mixer tap. Low level WC. Half height tiling and tiled floor. Downlighter. Ceiling mounted extractor. Heated towel rail. Shaver point.

## BEDROOM TWO

4.98m x 3.02m (16'4 x 9'11)

Window to the side. Radiator. Coving. Fitted wardrobe.

## BATHROOM

White suite. Panel bath with mixer tap, grab rails and shower attachment. Pedestal wash hand basin with mixer tap. Low level

WC. Half height tiling and tiled floor. Radiator. Downlighters. Ceiling mounted extractor. Shaver point.

## OUTSIDE

The property is surrounded by well maintained communal gardens which are focused around a central court yard with well stock flower/shrub borders and seating areas. The entire site is access via electronic security gates from Banstead High Street.

## PARKING

There is one allocated covered parking space and visitors parking spaces available within the development.

## LEASE

125 years from 2002.

## SERVICE CHARGES

To be confirmed by client.

## GROUND RENT

£250.00 per annum.

## COUNCIL TAX

Reigate & Banstead BAND C £2,176.70 2025/26



Banstead Office

Call: 01737 370022

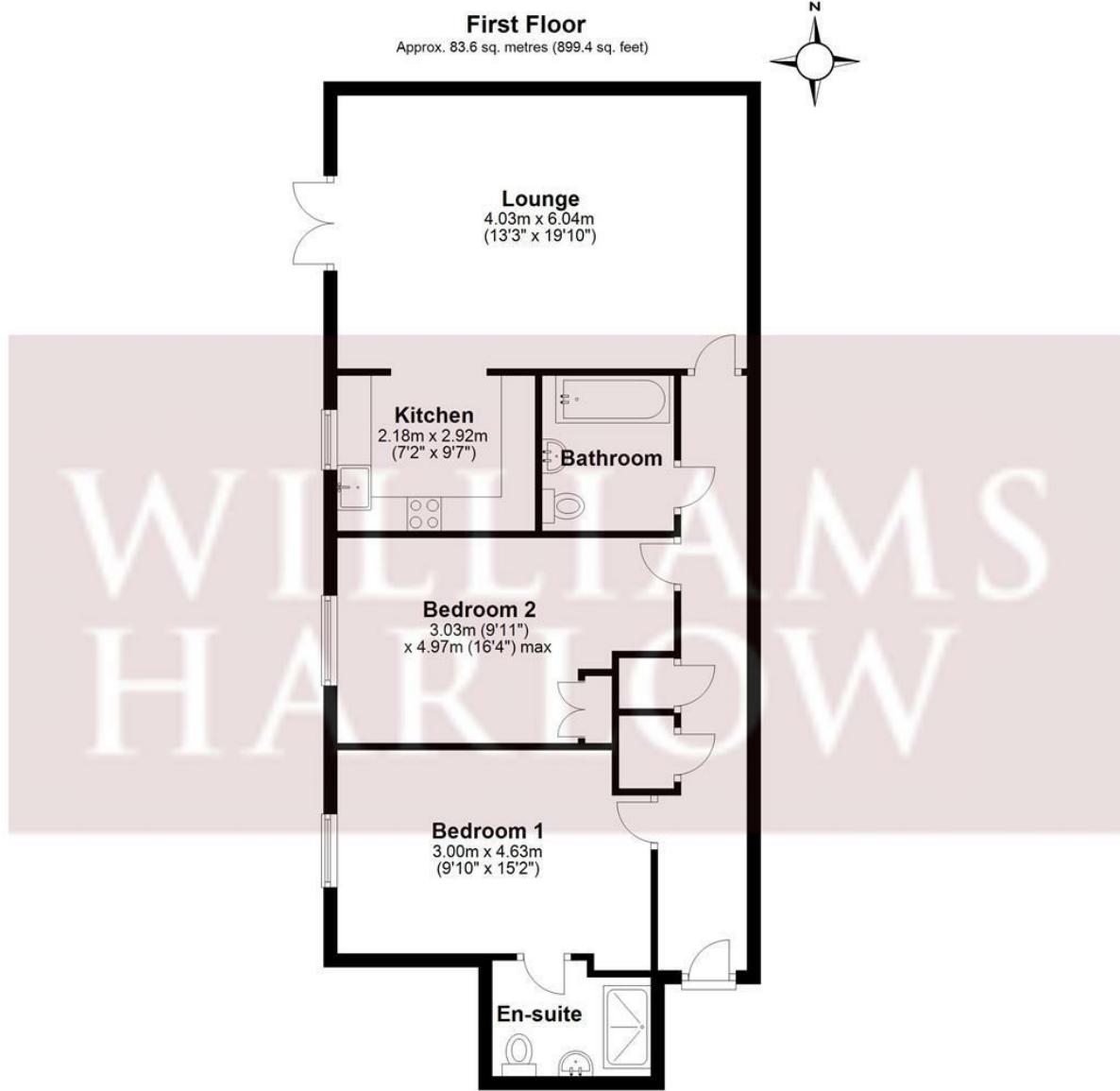
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| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (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 |           |

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