



Nork Way, Banstead, Surrey

Offers In Excess Of £375,000 - Share of Freehold



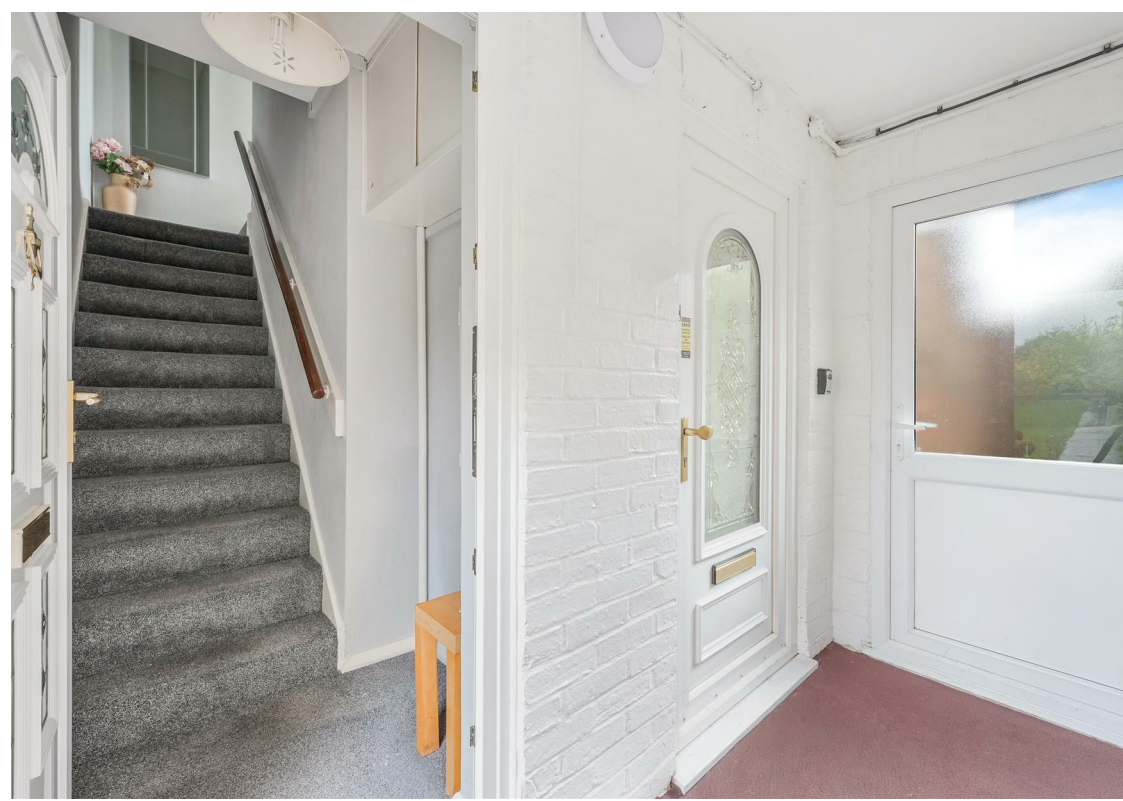
**WILLIAMS
HARLOW**











Located in the ever popular area of Nork, Banstead, this delightful two bedroom upper floor maisonette offers a perfect blend of comfort and convenience, ideal for couples, small families, or those seeking a peaceful retreat. The inviting reception room provides a warm and welcoming space for relaxation and entertaining guests.

The maisonette boasts a modern bathroom, ensuring that your daily routines are both comfortable and efficient. One of the standout features of this property is the private rear garden, a lovely outdoor space perfect for enjoying sunny afternoons or hosting barbecues with friends and family. Additionally, the garage en bloc plus residents parking ensures that you will always have a place to park.

This property comes with a Share of Freehold and affordable service charges, making it an attractive option for those looking for a low-maintenance lifestyle. Being chain-free adds to the appeal, allowing for a smooth and straightforward purchasing process.

Situated close to Nork Park, this location is ideal for those who enjoy outdoor activities, offering beautiful scenery for evening walks and recreational pursuits. With its excellent local amenities and transport links nearby, this maisonette is a wonderful opportunity for anyone looking to settle in a vibrant community. Don't miss your chance to make this charming property your new home.

THE PROPERTY

The property comprises of a delightful first floor maisonette which offers deceptively spacious accommodation of over 800 sq ft. The property benefits from an outer entrance porch with a private door which gives access to a wide and spacious entrance hallway where all rooms are accessible. The kitchen is bright, airy and well presented and affords the benefit of ample room for a breakfast table. The property has a warm and cosy feel and benefits from gas central heating, double glazing and loft storage. Vacant and ready to view now.

OUTDOOR SPACE

13.11m x 9.75m approximately (43'0 x 32'0 approximately)

The property benefits from its own private garden which is principally lawned offering a good degree of privacy beyond which the property has access to a private car parking area to the rear where there is both residents parking and a garage.

THE LOCAL AREA

Banstead Nork is superb if you haven't already visited and is unlike many other Surrey towns. It offers a local range of shopping facilities at Nork Way and excellent primary and secondary schools alongside Nork park which is ideal for recreation. Banstead mainline train station is also reached within a short walk offering services to Sutton and London. This popular residential area has great appeal surrounded by easy access to green open spaces, a peaceful neighbourhood which will allow you to enjoy evening walks without a second thought and a community where people feel invested.

WHY YOU SHOULD VIEW

Appealing to a multiple of prospective buyers this spacious maisonette blends a short walk to shops, restaurants, trains and buses alongside the ever popular Nork Park.

VENDOR THOUGHTS

This maisonette has been in our ownership for a number of years and we do sincerely hope the new owners enjoy the property as much as we have.

LOCAL SCHOOLS

Warren Mead Junior School – Ages 7-11

Warren Mead Infant School – Ages 2-7

Epsom Downs Community School – Ages 3-11

Shawley Community Primary Academy – Ages 2-11

The Beacon School Secondary School – Ages 11-16

Banstead Preparatory School – Aged 2-11

Aberdour School – Ages 2-11

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

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

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

199 year lease - 138 years remaining.

SERVICE CHARGES

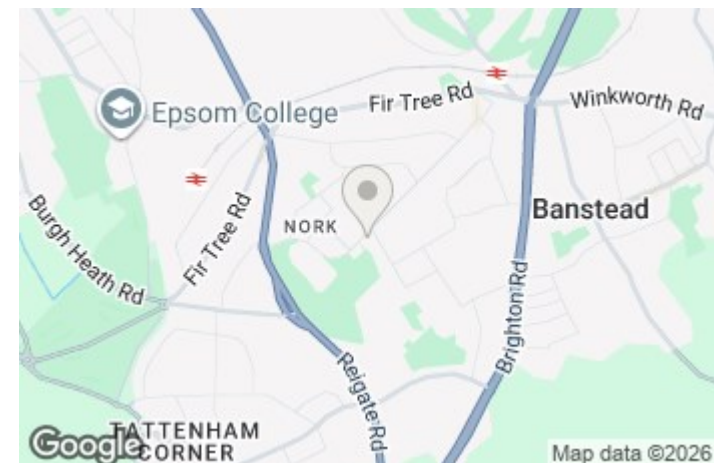
£315.75 including ground rent.

BUUILDINGS INSURANCE

Block Building Insurance paid annually in June each year by management and divided equally between the 16 flats of Beacon and Nork Way.

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

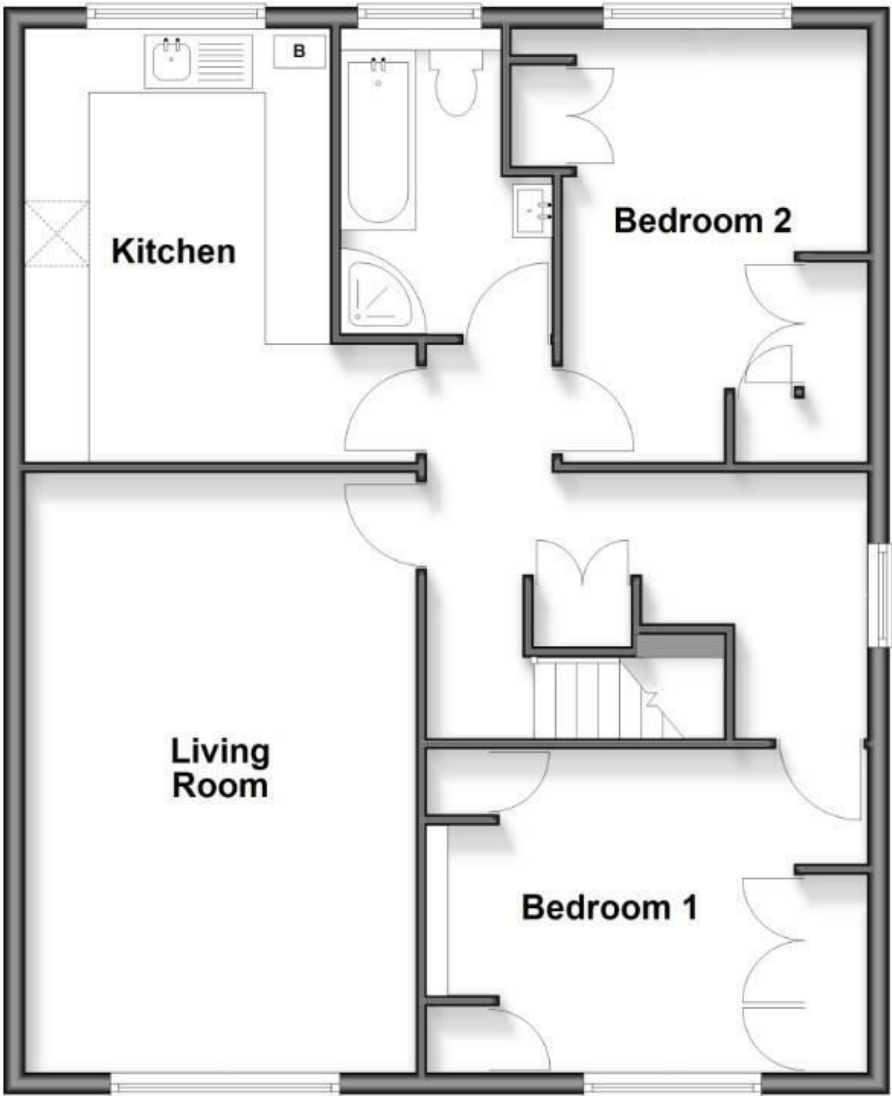
31 High Street, Banstead, Surrey,
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www.williamsharlow.co.uk

First Floor

Approx. 76.6 sq. metres (824.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	72
(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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