WILLIAMS HARLOW

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Wingfield Court

Banstead, Surrey SM7 2GD

2 2 1

£335,000 - Leasehold

Welcome to this charming apartment located in the desirable Wingfield Court, Banstead. This centrally positioned residence offers a delightful view of a beautiful courtyard, providing a serene atmosphere right on your doorstep. With lift access, the apartment features two well-proportioned bedrooms, with the master bedroom benefiting from an en-suite bathroom, ensuring privacy and convenience. A second bathroom serves the rest of the apartment, making it ideal for families or guests.

As you enter, you are greeted by a generous entrance hall that leads into a spacious lounge and dining area, perfect for entertaining or relaxing after a long day. The fully fitted kitchen is equipped with modern appliances, making it a joy to prepare meals.

This property is situated within a gated development, offering added security and peace of mind. You will find yourself just moments away from the vibrant Banstead Village, where a variety of shopping facilities, restaurants and local transport options are readily available, making daily life both convenient and enjoyable.

Additionally, the apartment comes with parking for one vehicle, a valuable feature in this sought-after area. With no onward chain, this property is ready for you to move in and make it your own. Whether you are a first-time buyer, a downsizer, or looking for a rental investment, this apartment presents an excellent opportunity in a prime location. Don’t miss the chance to view this lovely home.

THE PROPERTY

The property was originally built in 2002 forms a part of a wider development called Wingfield Court. Its access is via an electronic gates off Banstead Village High Street and property is located centrally within an attractive courtyard with a central planting feature, gravel and seating areas. The property is accessed via a communal entrance door where there are both stairs and lifts. Upon entry to the apartment there is a generous entrance hall off which there is a lounge/dining room overlooking the courtyard, a fully equipped kitchen to the side with all integral appliances, two double bedrooms with the master benefitting from an en-suite shower plus there is a main bathroom.

OUTSIDE AREA

Externally the property has access and use of the communal courtyard and there is allocated parking as well as visitors parking.

TENANCY

The property can be sold with or without vacant possession. There is a current tenant introduced via Williams Harlow at £1,550pcm. Please contact us for further information

WHY YOU SHOULD VIEW

The property is ideal for a multitude of prospective purchasers from retired downsizers seeking convenience to the High Street, investor/landlords and first time buyers. The property has a healthy lease and attractive affordable maintenance charges. The property is now ready to view.

LOCAL AREA

Banstead Village is literally on your doorstep and offers a thriving High Street with plentiful independent shops, coffee shops, restaurants, supermarkets including Waitrose and Marks & Spencer's Foodhall. 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 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

LEASE

125 years from 2002.

MAINTENANCE CHARGES

Approximately £2,000.00 per annum including Buildings Insurance.

GROUND RENT

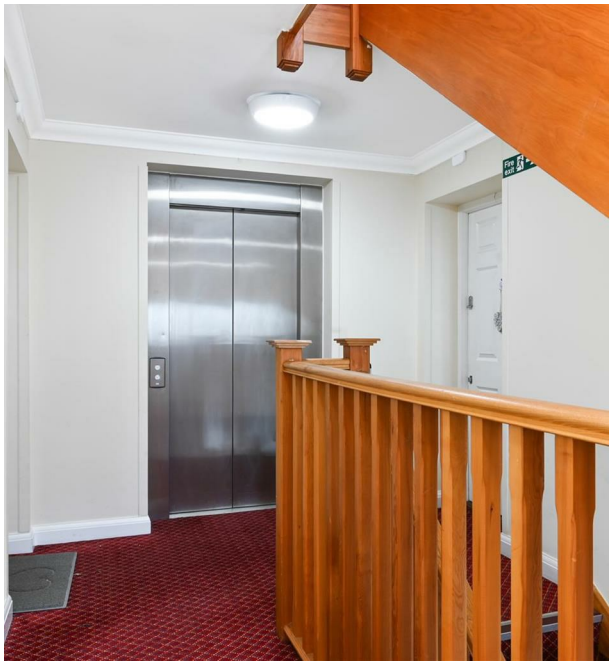
Currently £250.00 per annum increasing to £500 per annum from 1 January 2027 for a period of 25 years.

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

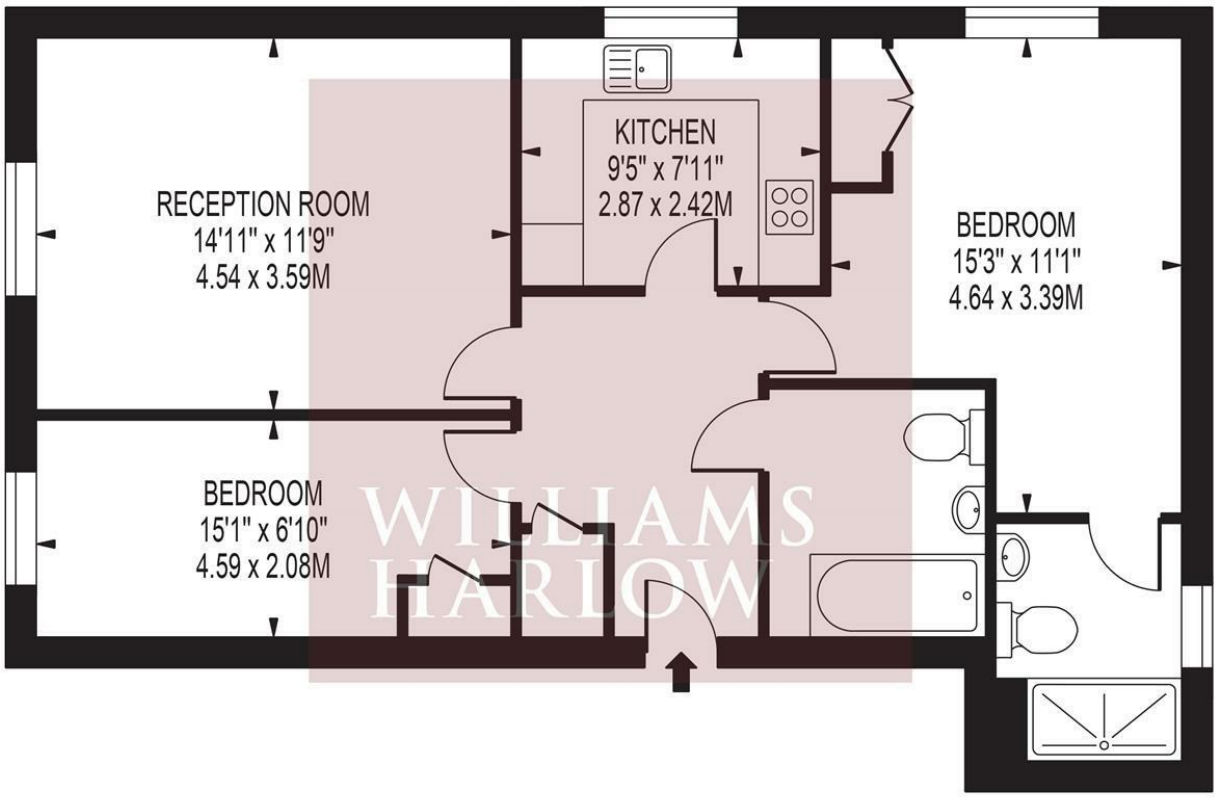


Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested 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.

WILLIAMS HARLOW

WINGFIELD COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: **714 SQ FT - 66.30 SQ M**



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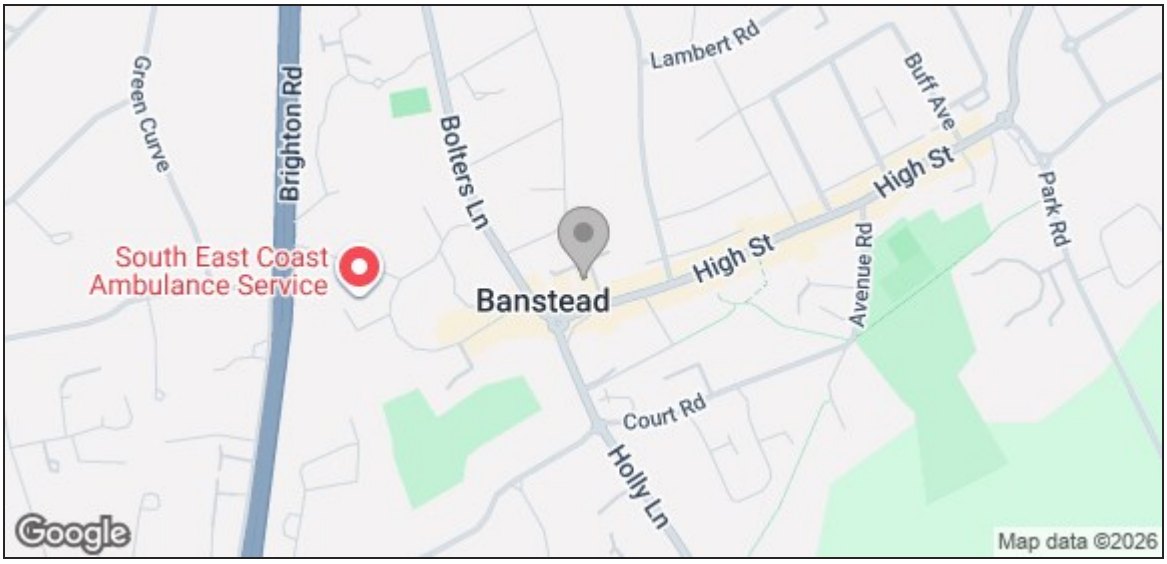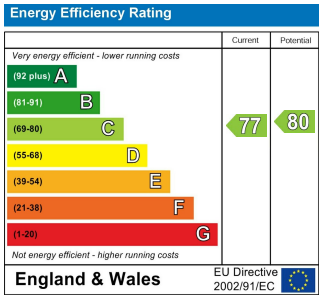
THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
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