

Wingfield Court Banstead, Surrey SM7 2GD

WILLIAMS HARLOW ARE EXCITED TO PRESENT A TWO DOUBLE BEDROOM APARTMENT IN THIS EVER-POPULAR DEVELOPMENT. Situated on the second floor in a gated development that is located off Banstead High Street, the flat is in very good decorative order. Consisting of two double bedrooms, two bathrooms (1 en-suite), a fully fitted kitchen and a large, spacious reception room with double glazing and gas central heating. Further benefits include a lift in the block and one allocated car parking space. Available immediately on an unfurnished basis.

£1,500 PCM Unfurnished



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.

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.

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

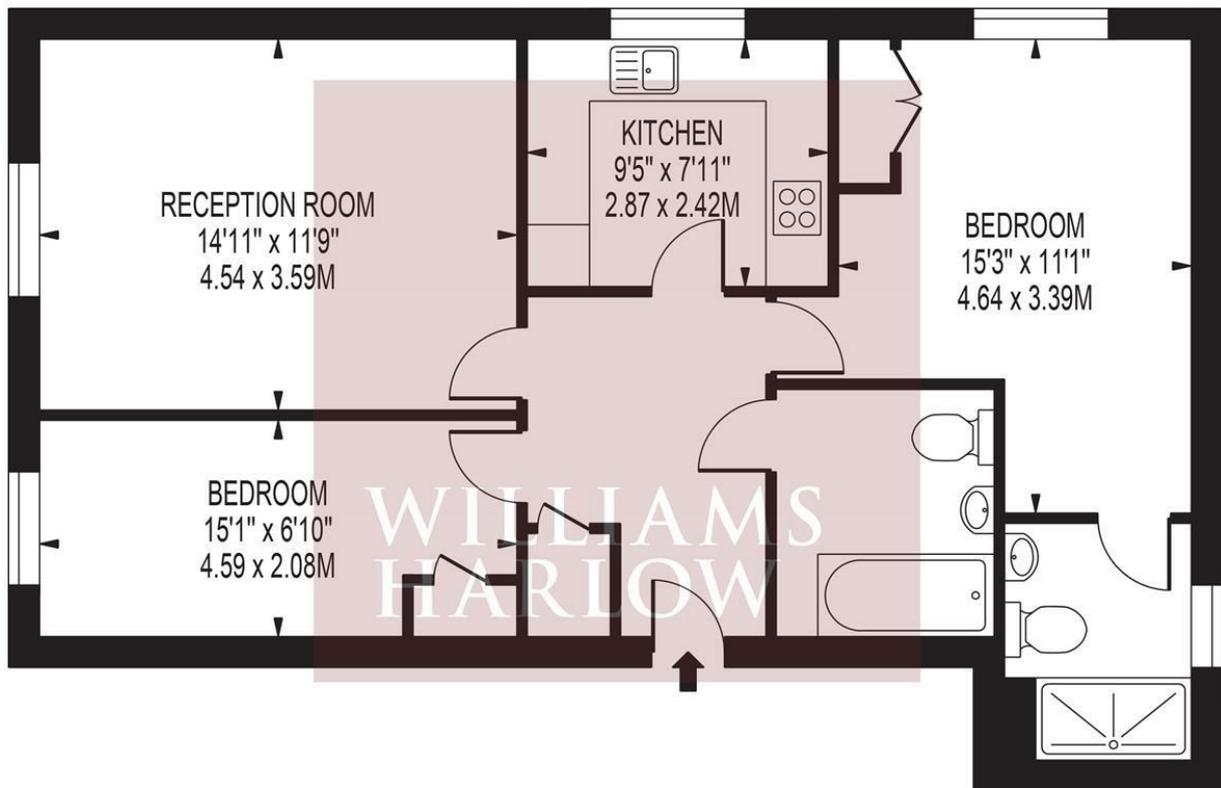
COUNCIL TAX

Council Tax Band D (£2,448.79) 2025 / 26



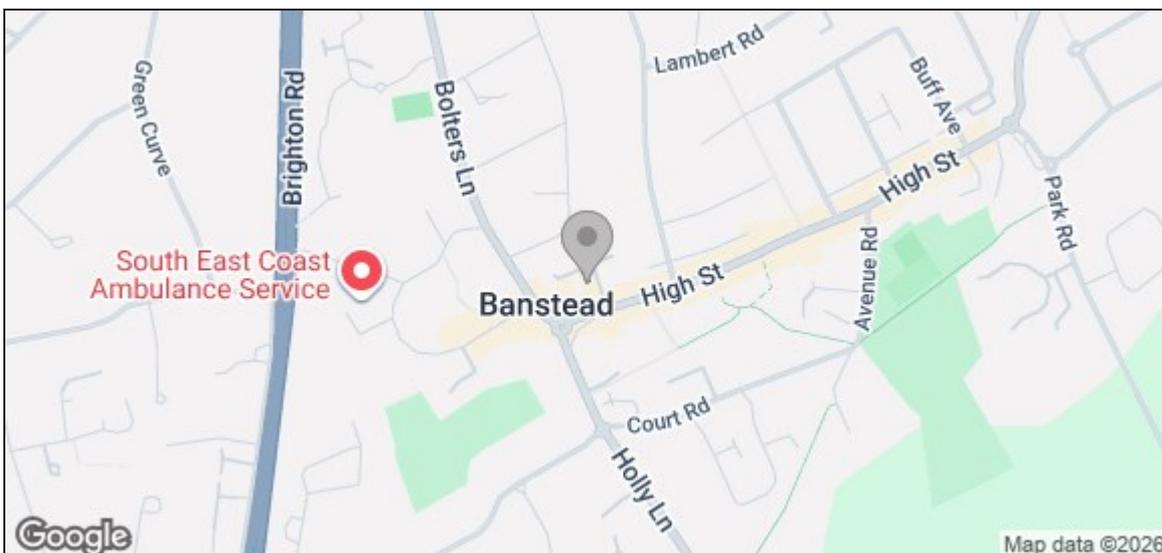
WINGFIELD COURT

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



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. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	77	80
(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	