

## High Street Banstead, SM7 2LJ

**£260,000 - Leasehold**



Situated in the heart of Banstead Village, this charming two double bedroom apartment offers a delightful blend of modern living and convenience. This completely refurbished second-floor residence is perfect for those seeking a stylish and comfortable home. In all 529 square feet.

Upon entering, you will be greeted by a bright and airy reception room, ideal for relaxation or entertaining guests. The fully fitted kitchen boasts contemporary appliances and ample storage, making it a pleasure to prepare meals. The apartment features two well-proportioned bedrooms, providing a peaceful retreat at the end of the day. The newly installed bathroom is both sleek and functional, ensuring your daily routines are met with ease.

The property benefits from electric heating, ensuring warmth and comfort throughout the year. Its prime location on High Street means you are just a stone's throw away from a variety of local amenities, including shops, cafes, and transport links, making it an ideal choice for those who appreciate the vibrancy of village life.

This apartment is perfect for first-time buyers, young professionals, or those looking to downsize without compromising on quality or location. With its modern finishes and central position, this property is a rare find in Banstead. Do not miss the opportunity to make this lovely apartment your new home.



## THE PROPERTY

Completely re-modelled and refurbished by the current owners. This is a wonderful opportunity for either the first time buyer or the aspiring investor to purchase a centrally located two double bedroom apartment in the heart of Banstead Village. Local shops are on your doorstep. The accommodation provides both front and rear aspects and includes a fully fitted kitchen with integral oven and fridge freezer there is also a freestanding washing machine and eye level cupboards. There are new carpets and hard floor with new electric heating and double glazing. The property also has affordable maintenance charges and a long 999 year Lease described as a Virtual Freehold.

## OUTSIDE AREA

The property has a communal terrace running immediately in front of it which can be enjoyed by the residents which is accessed from three specific areas from Banstead Village High Street.

## 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 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

## 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

999 year Lease to be created on completion.

## SERVICE CHARGES

To be confirmed

## GROUND RENT

Nil.

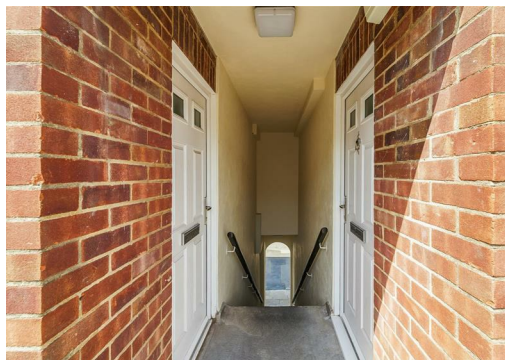
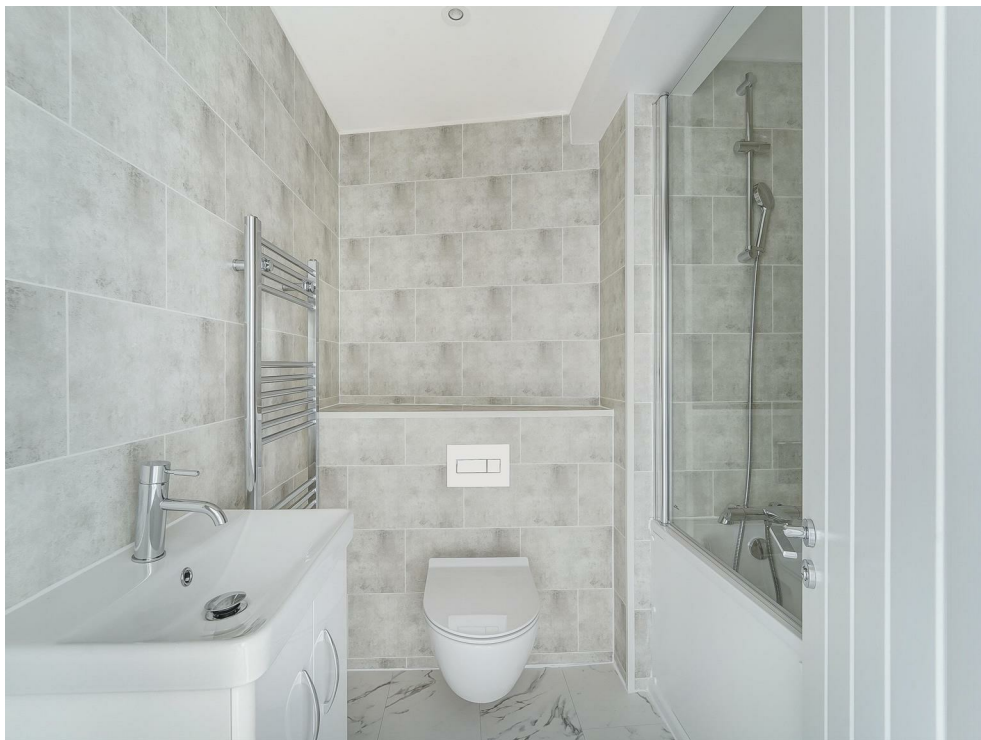
## BUILDINGS INSURANCE

To be allocated between the flats and shop below at a price to be confirmed.

## COUNCIL TAX

Reigate & Banstead - Band to be confirmed.





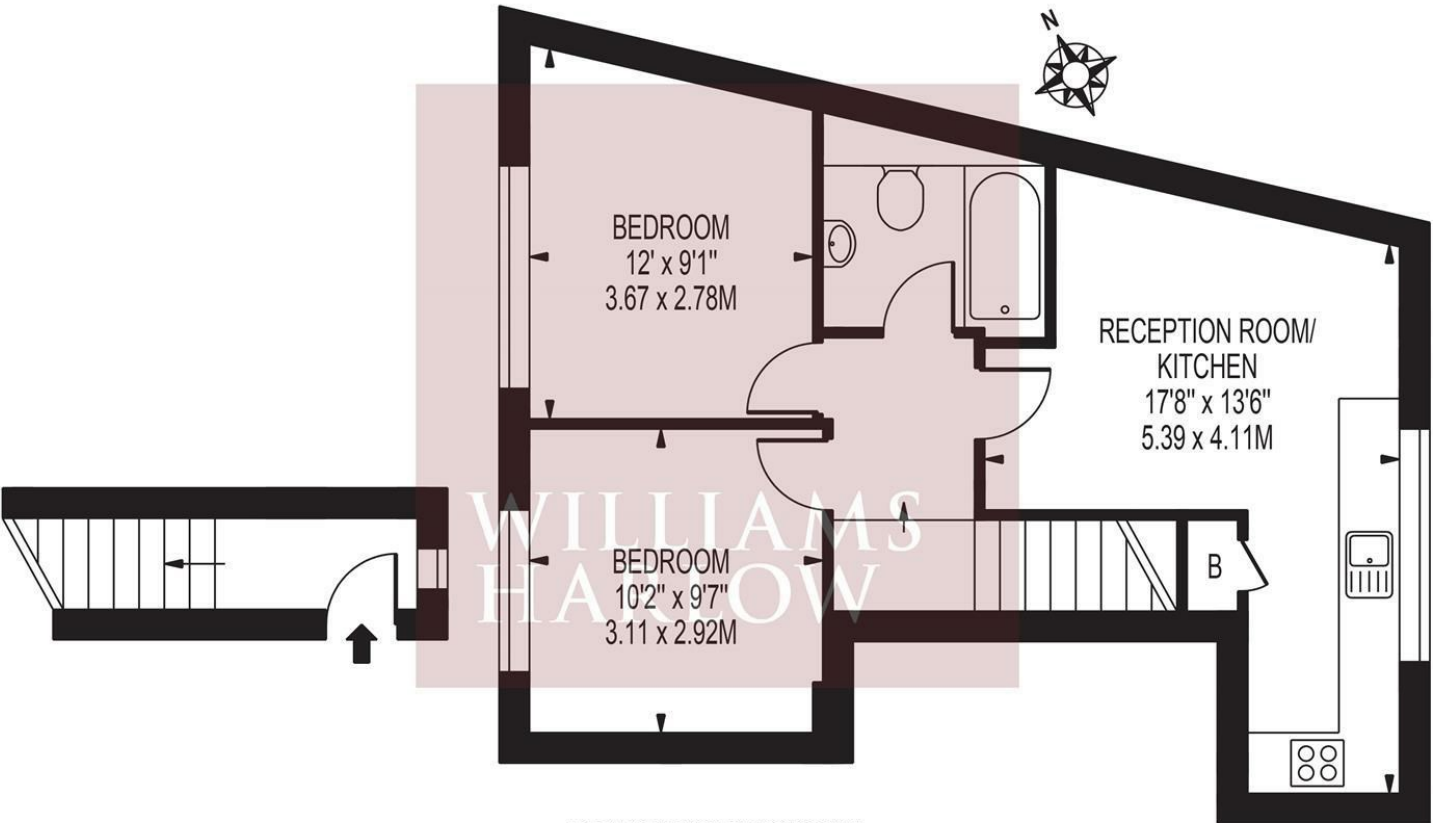


Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested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

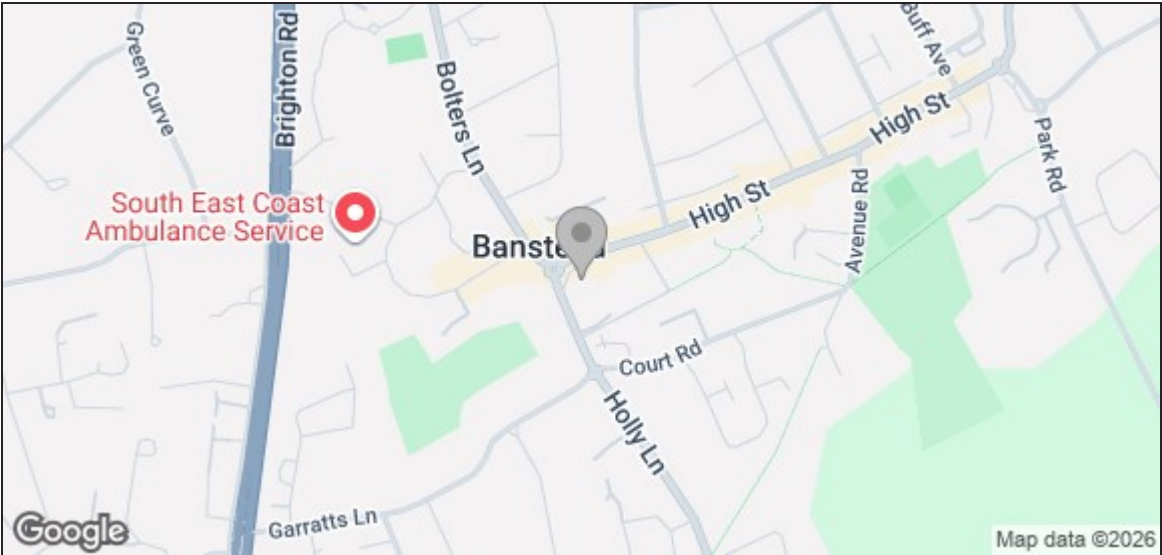
HIGH STREET

APPROXIMATE GROSS INTERNAL FLOOR AREA: 529 SQ FT - 49.16 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                                   |         |           |
| (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                     |         |           |