



Garratts Lane, Banstead, Surrey

Asking Price £375,000 - Leasehold



2



|



|

**WILLIAMS
HARLOW**











Welcome to this exquisite luxury apartment located in desirable Chartham House on Garratts Lane, Banstead. This new build property offers a modern and stylish living experience, perfect for those seeking comfort and convenience.

The apartment features two well-proportioned bedrooms, including direct access to a private balcony giving a nice space for morning coffee. This great apartment ensures privacy and ease for residents. In addition, there is a main bathroom that has a shower and bath that caters to guests and family alike. The spacious reception room provides a welcoming atmosphere, ideal for relaxation or entertaining friends.

The apartment also comes with allocated parking for one vehicle, adding to the convenience of urban living.

Situated within walking distance to Banstead village, residents will benefit from a variety of local shops, cafes, and amenities, enhancing the overall lifestyle experience. With the added peace of mind of an NHBC warranty valid until 2030, this property is an excellent choice for both first-time buyers and those looking to downsize.

In summary, this luxury two-bedroom apartment in Banstead offers a perfect blend of modern living, convenience, and comfort, making it a must-see for anyone in search of their next home.

SPECIFICATION

BESPOKE GERMAN KITCHEN

- Beautifully designed Kitchens with smart phone enabled appliances and led feature lighting
- Solid Quartz Worktop
- Hoover Black Glass Touch Screen Electric hob with safety cut off
- Hoover WIFI Stainless Steel Oven (can be controlled via smartphone or tablet)
- Hoover Integrated extractor hood with led light
- Hoover Integrated Microwave
- Hoover Integrated Fridge Freezer
- Hoover Integrated Washer Dryer (option for Wifi phone controlled as upgrade)
- Undermount Stainless Steel Sink
- Worktop Power Points

LUXURY BATHROOM

- Designer bathroom suites
- Saneux sanitaryware with matching showers & taps
- Porcelanosa tiling
- Heated towel rails
- LED lighting

ELECTRICAL, LIGHTING & TV / AUDIO

- Mix of LED downlights and feature hanging lights
- Shaver point, LED backlit mirrors and feature lighting to bathrooms
- Under kitchen cabinet lighting
- Integrated wiring for Sky, Virgin & TV/Freeview

- Bluetooth speaker system voice or smart phone controlled (living & kitchen area)
- Google Smart home hub controlling lighting, speaker system and heating. (Smart speakers and lighting to kitchen & living area only but can be upgraded to other rooms)
- Phone / Tablet enabled wifi video entry system with recording facility.
- High Speed Fibre Broadband (will require subscription)
- Electric car charging points

PLUMBING & HEATING

- Worcester Bosch gas fired central heating system
- Underfloor heating to Ground Floor Flats (optional to upper flats)
- Radiators with individual thermostatic valves
- Smartphone enabled thermostat to control heating & hot water

FLOORS, DOORS & INTERNAL JOINERY

- Herringbone style flooring to Kitchen, Lounge & Hallways
- Carpets to Bedrooms (choice of Herringbone dependant on stage of construction)
- Bespoke Built-in Wardrobes
- Solid wood internal doors
- Brushed Chrome Ironmongery
- Profiled skirting and architrave

EXTERNAL

- Glazed balcony
- External tap and sockets
- Communal BBQ area
- Landscaped front and rear gardens
- Secured Bike Store
- Pay as you go electric car charging points

SECURITY & WARRANTY

- NHBC Warranty until 2030
- Smart Video Wifi Door Entry System with colour monitor to view incoming guests.
- Security locking to all external windows and doors
- Sensor Lights

SERVICE CHARGE AND LEASE

Approx. £1600 PA with a lease length of 120 years remaining

GROUND RENT

£370.00 Per annum

LOCAL AREA

The property is within walking distance of Banstead Village which offers an array of local shops, restaurants, cafes and all local amenities. There are excellent connections to the A217 road network which connects to the M25, M23 and A3, as well excellent local schools both at primary and secondary level. The area is relaxed and a lovely neighbourhood which allows you to take evening walks without a second thought with miles of open countryside.

LOCAL SCHOOLS

- St Anne's 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
- Sutton to St Pancras International 47 minutes
- Sutton to Blackfriars - 38 minutes
- Sutton to Wimbledon - 17 minutes

COUNCIL TAX

Reigate & Banstead BAND D £2,555.86 2026/27



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

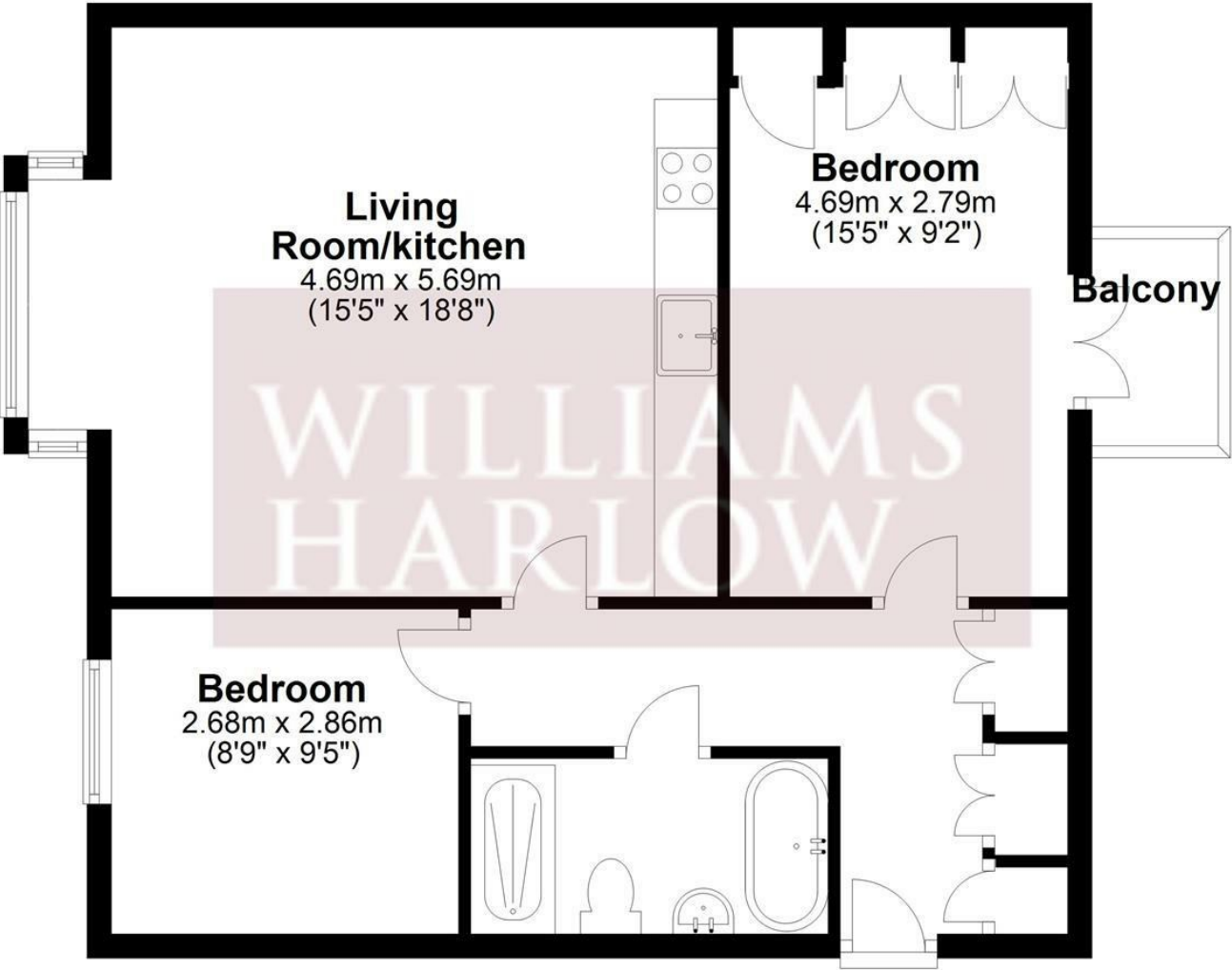
31 High Street, Banstead, Surrey,
SM7 2NH

banstead@williamsharlow.co.uk

www.williamsharlow.co.uk

First Floor

Approx. 60.3 sq. metres (649.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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

Total area: approx. 60.3 sq. metres (649.5 sq. feet)

