



Lancaster Court, Banstead, Surrey
Offers Over £300,000 - Leasehold - Share of Freehold



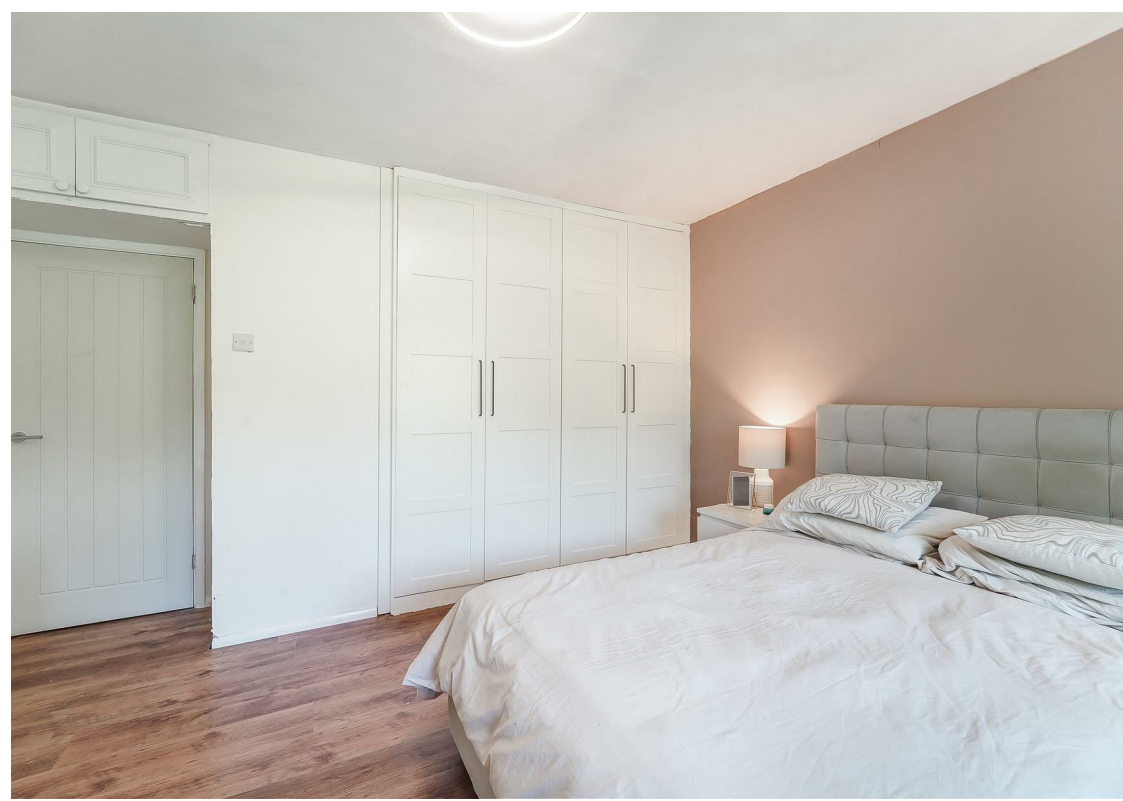
**WILLIAMS
HARLOW**











Welcome to this delightful two double bedroom apartment located in the sought-after area of Lancaster Court, Banstead. This modern residence offers a perfect blend of comfort and style, making it an ideal choice for both first-time buyers and those looking to downsize.

As you enter the apartment, you are greeted by a spacious reception room that is bathed in natural light, creating a warm and inviting atmosphere. The modern finishes throughout the property enhance its appeal, providing a contemporary living space that is both functional and aesthetically pleasing.

The apartment boasts two generously sized double bedrooms, each offering ample storage and a peaceful retreat for rest and relaxation. The well-appointed bathroom features modern fixtures and fittings, ensuring convenience for everyday living.

One of the standout features of this property is the lovely balcony, which provides a perfect spot to enjoy your morning coffee or unwind in the evening with a good book. Additionally, the apartment comes with the added benefit of a garage, offering secure parking and extra storage space.

Situated in a desirable location, this apartment is close to local amenities, parks, and excellent transport links, making it easy to explore the surrounding area. Whether you are looking for a vibrant community or a tranquil escape, this property offers the best of both worlds.

In summary, this modern two double bedroom apartment in Lancaster Court is a fantastic opportunity for those seeking a stylish and comfortable home in Banstead. Do not miss the chance to make this wonderful property your own.

THE PROPERTY

A purpose built two double bedroom apartment of which has been fully refurbished by the current owners. With a garage and parking availability this apartment offers a blend of both practicality and convenience. A stones throw away from the Nork parade of shops and Banstead Train station.

OUTSIDE AREA

Plentiful parking to the front and a garage en-bloc, with attractive communal gardens paired with front and rear private entrance to the block.

LOCAL AREA

Banstead Nork is superb if you haven't already visited. It offers a local range of shopping facilities and restaurants at Nork Way plus excellent primary and secondary schools. Banstead mainline train station is also reached within a very short walk offering direct service to Sutton and London. Banstead village, Epsom and Sutton town centres are all easily accessible offering a more comprehensive range of amenities. This popular residential area has great appeal, surrounded by easy access to green open spaces including Nork Park and Epsom Downs, ideal for recreation. It is a peaceful neighbourhood which will allow you to enjoy evening walks without a second thought and a community where people feel invested.

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
Epsom - Waterloo 36 minutes
Epsom - Victoria 42 minutes
Epsom – London Bridge 43 minutes

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.

COUNCIL TAX

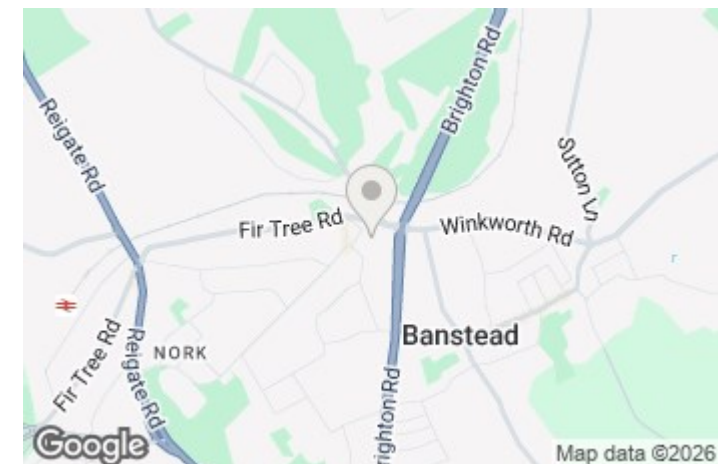
Reigate & Banstead BAND C

SERVICE CHARGES

Approx £175 per month

LEASE

999 years from 2005



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

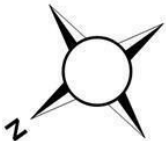
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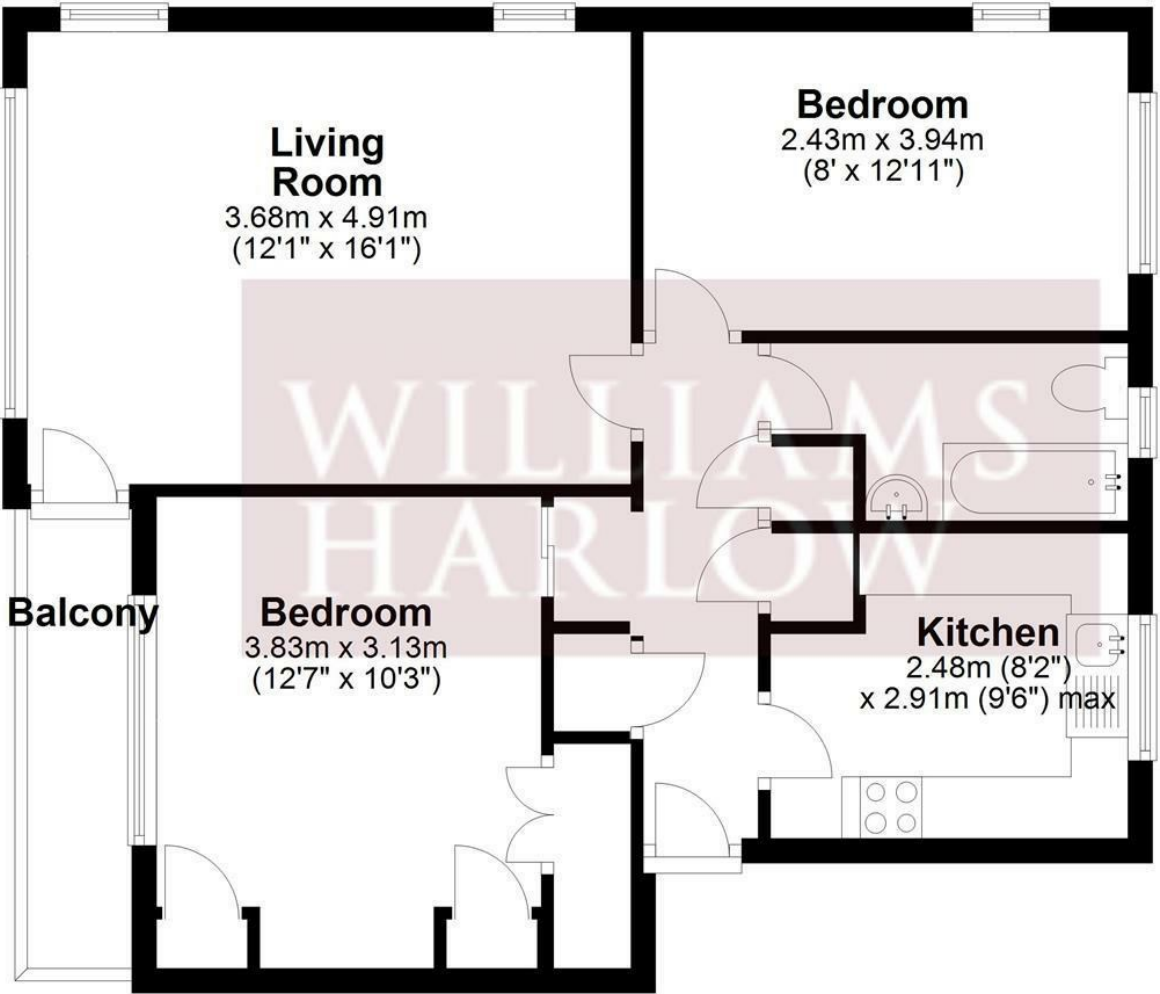
Top Floor

Approx. 59.7 sq. metres (642.1 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		
(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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Total area: approx. 59.7 sq. metres (642.1 sq. feet)