



Garratts Lane, Banstead, Surrey

Offers In Excess Of £375,000 - Leasehold



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**WILLIAMS
HARLOW**











Welcome to this charming two-bedroom ground floor apartment located in the desirable Chartham House on Garratts Lane, Banstead. This property offers a modern living experience, perfect for those seeking comfort and convenience.

As you enter the apartment, you will find a spacious reception room that provides a warm and inviting atmosphere, ideal for relaxation or entertaining guests. The well-designed layout includes two comfortable bedrooms, providing ample space for a small family or professionals looking for a home office setup. The bathroom is thoughtfully appointed, ensuring both functionality and style.

One of the standout features of this apartment is the direct access to the rear garden, allowing you to enjoy outdoor space right from your living area. This is perfect for those who appreciate a bit of greenery or wish to host summer barbecues. Additionally, the property comes with allocated parking for one vehicle, adding to the convenience of urban living.

Situated just a short walk from Banstead village, you will have easy access to a variety of local shops, cafes, and amenities, making this location both practical and appealing. Whether you are a first-time buyer or looking to downsize, this apartment offers a wonderful opportunity to enjoy modern living in a vibrant community.

SPECIFICATION

BESPOKE GERMAN KITCHENS

- 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 BATHROOMS

- 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)
- Phone / Tablet enabled wifi video entry system with recording facility.
- High Speed Fibre Broadband
- Electric car charging points

PLUMBING & HEATING

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

EXTERNAL

- Each apartment has its own parking space
- Glass Balconies to upper apartments
- External taps and socket
- Communal BBQ area
- Landscaped front and rear gardens
- Secured Bike Store
- Pay as you go electric car charging points

SECURITY & WARRANTY

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

THE PROPERTY

If you seek a ground floor apartment which has direct access to outdoor space, alongside walking distance to Banstead Village then look no further. Originally built by Carvall Homes in 2021 and further modernised by the current owner, this apartment offers a turn key opportunity in an ever popular location.

SERVICE CHARGES AND LEASE INFORMATION

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

LOCAL AREA

Banstead Village is within short walking distance and offers a thriving High Street with plentiful independent shops, coffee shops, restaurants, supermarkets including Waitrose and Marks & Spencer’s Foodhall plus excellent local schools. Banstead Downs and Banstead train station are also both an easy short walk away as is the bus stop making commuting a breeze. The area is relaxed and a lovely neighbourhood which allows you to take evening walks without a second thought and a community where you feel fully 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

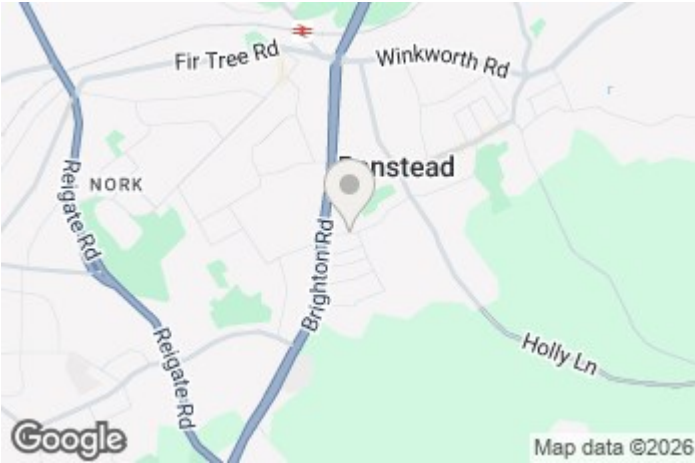
- S1 Banstead to Lavender Field (Mitcham) via Sutton
- 166 Banstead to Epsom Hospital via Epsom Downs, Banstead, Woodmansterne, Coulsdon, Purley, West Croydon Bus Station
- 420 Sutton to Crawley via Banstead, Tattenham Corner, Tadworth, Kingswood, Lower Kingswood, Reigate, Redhill, Earlswood, Salfords, 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 D - £2,555.86 2025/2026



Banstead Office

Call: 01737 370022

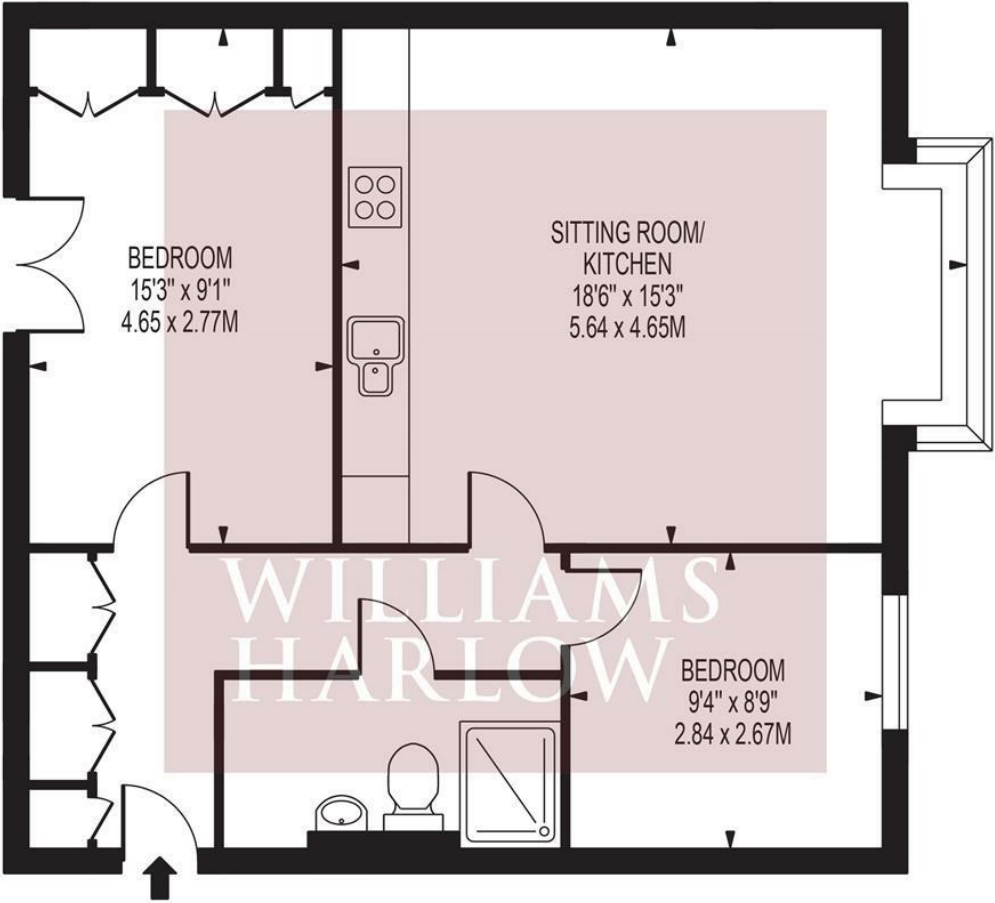
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CHARTHAM HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 632 SQ FT - 58.71 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

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