



A spacious two bedroom apartment in a desirable location

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Mcmillan House Basing Road Banstead SM7 2AQ

Banstead Village 7 minute walk
London by rail 50 minutes from Banstead
Or change at Sutton 25 minutes
M25 (Junction 8) 5 mile
All times and distances are approximate

A bright and well-presented two double bedroom first floor apartment located in a convenient position, within moments of Banstead High Street and station benefiting a parking space.

- | Hallway
- | Sitting room
- | Balcony
- | Kitchen
- | Two double bedrooms
- | Bathroom
- | Parking space

Price £335,000





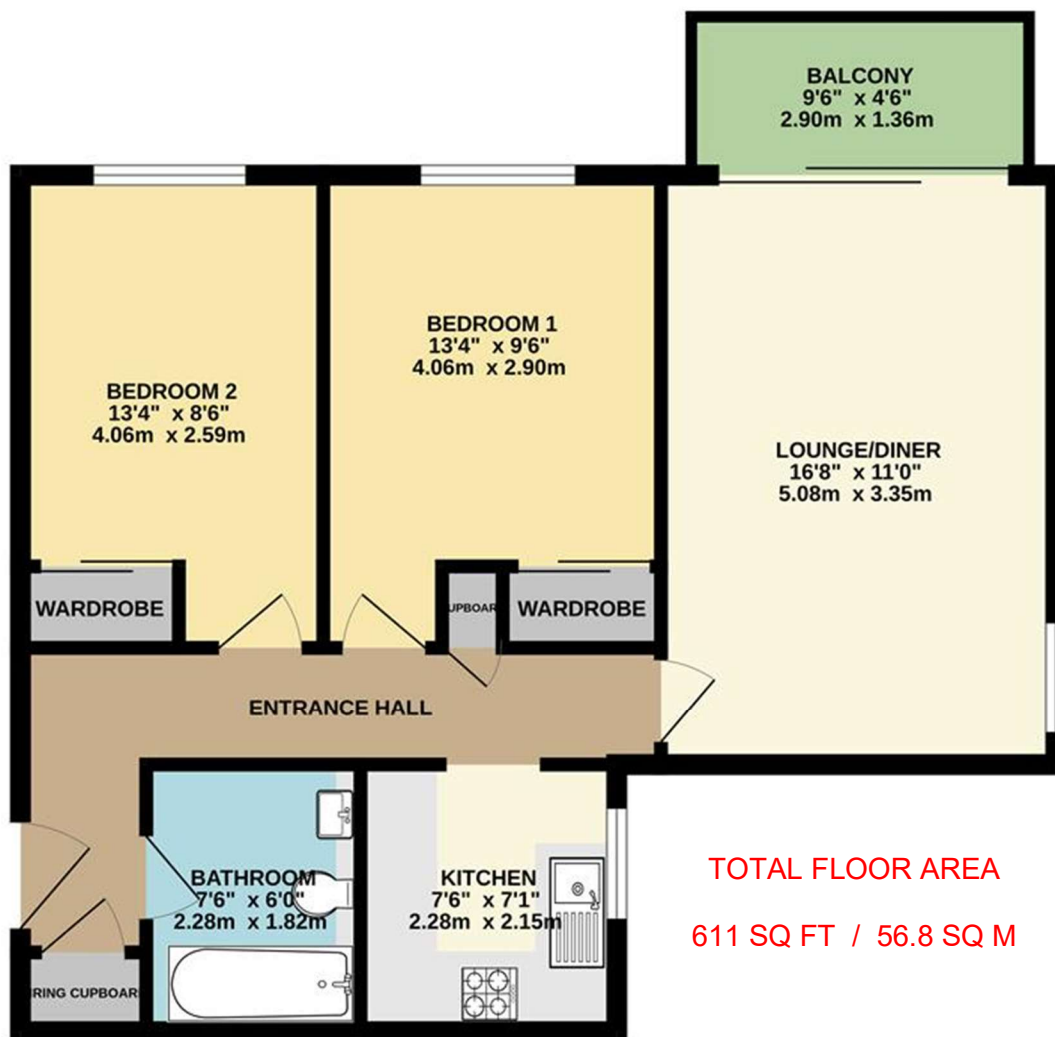
Set within a popular and well-maintained development close to Banstead High Street, the station, and local shops, this well-presented two-bedroom apartment offers light-filled, airy accommodation throughout. The property features a spacious double-aspect sitting room with sliding doors opening onto a private balcony overlooking the communal gardens—perfect for enjoying a peaceful morning coffee or evening relaxation. There are two generous double bedrooms, both benefiting from built-in storage, while the contemporary kitchen is fully fitted, naturally well-lit, and designed with practicality in mind. Additional benefits include an allocated parking space, a rarity in such a convenient location. This stylish apartment is ideal for first-time buyers, downsizers, or investors seeking a low-maintenance home within easy reach of amenities and transport links. Offered to the market with no onward chain.



The property is well located with easy access to the amenities within the village including a number of restaurants and High Street shops, such as; Waitrose Supermarket and Mark & Spencer Simply Food. Banstead Station is around half a mile away with services to London Victoria, with further connections found at nearby Sutton Station. There are bus services to neighbouring towns including Sutton, Epsom and Reigate. The A217 is easily accessed providing an arterial route to the M25 at Junction 8 (Reigate Hill).

Two generous double bedrooms | Allocated parking space | Spacious dual-aspect sitting room with sliding doors leading to the balcony | Within moments of the high street | Modern kitchen





TOTAL FLOOR AREA

611 SQ FT / 56.8 SQ M

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold 248 Leasehold
 Service Charge - £2,000 pa
 Local Authority: Reigate & Banstead Borough Council
 Council Tax Band: C
 All mains services
 FFTP Broadband
 To the best of our knowledge on production of this brochure

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Viewing
 Please call us to arrange
 a viewing appointment

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 Banstead
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