

9 Magnolia Drive Banstead, Surrey SM7 1AY



Offers In The Region Of £350,000 - Leasehold

An exceptional opportunity to acquire a stunning penthouse apartment within an exclusive gated development in Banstead. Spanning almost 900 SQUARE FEET, this property boasts a well-thought-out layout that maximises space and comfort.

Upon entering, you are welcomed into a bright and airy reception room, perfect for both relaxation and entertaining. The modern kitchen is equipped with all integral appliances, making it a delight for any culinary enthusiast. The apartment features two generously sized bedrooms, including a master suite complete with an en-suite bathroom, ensuring privacy and convenience. A well-appointed main bathroom serves the second bedroom and guests alike.

The property is in excellent decorative order throughout, allowing you to move in with ease and enjoy your new home from day one. With no onward chain, this residence offers a seamless transition for prospective buyers.

Situated in a tranquil setting, yet conveniently close to local amenities, this penthouse apartment is ideal for those seeking a blend of modern living and a peaceful lifestyle. Do not miss the chance to make this exquisite property your own. No onward chain.



THE PROPERTY

A modern purpose built luxury penthouse apartment built in 2012 with spacious adaptable accommodation arranged over one floor.

The property is located on the second floor of this desirable building within a gated complex offering a spacious open plan lounge/dining room and kitchen. Both of the bedrooms are double rooms, the master having the benefit of an en-suite shower plus there is an additional main bathroom. There is also triple glazing to both the lounge and main bedroom. Gas central heating, fitted wardrobes and gated allocated parking for one vehicle.

OUTDOOR SPACE

Principally comprises of communal gardens which are focused to the front, side and rear of this property created with areas of well manicured lawns, flower/shrub borders and some mature trees.

LOCAL AREA

Considered highly desirable and is just on the western extremities of Banstead Village and can walk to the High Street in approximately 10 minutes. The area surrounding has many parks including Nork Park, local shops at Nork Way, Banstead Village itself and mainline rail services to London and other routes from Banstead.

VENDOR THOUGHTS

We have owned this property for a number of years. Our circumstances including our family now mean we need to consider a move a house rather than an apartment but we have enjoyed many happy years in the property.

WHY YOU SHOULD VIEW

The property offers an ideal opportunity for either a professional couple, single professional or the active retired with overseas property, as this is very easy property to lock up and leave whilst away for extended periods on the basis of its gated community and high security entrance systems.

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
Kingswood, Chipstead, Woodmansterne – London Bridge –
Approx. 1 hour 2 min

LOCAL SCHOOLS

St Annes Catholic Primary School – Ages 4-11
Banstead Infant School – Ages 4-7

Banstead Community Junior School – Ages 7-11
Warren Mead Junior School – Ages 7-11
Warren Mead Infant School – Ages 2-7
The Beacon School Secondary School – Ages 11-16
Banstead Preparatory School – Aged 2-11
Aberdour School – Ages 2-11

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

125 years from 2012 - 112 years remaining

MAINTENANCE CHARGES

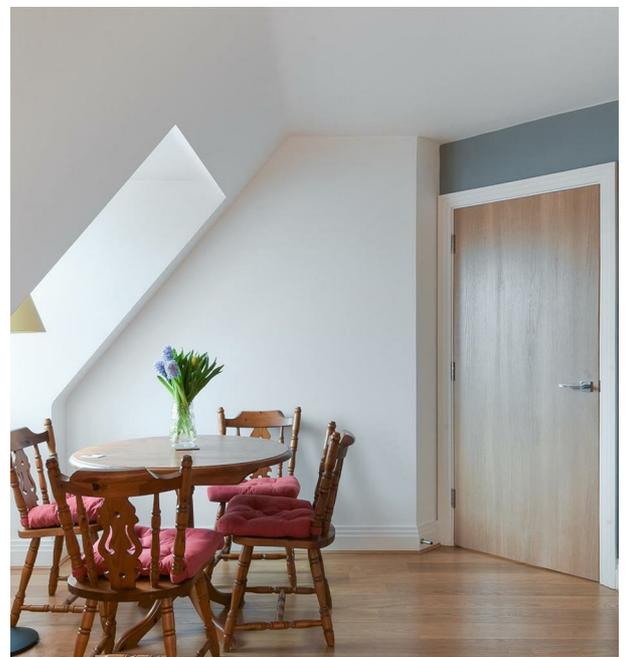
£1400 per annum including Buildings Insurance.

GROUND RENT

£600 per annum

COUNCIL TAX

Reigate & Banstead BAND D £2,339.35 2024/25

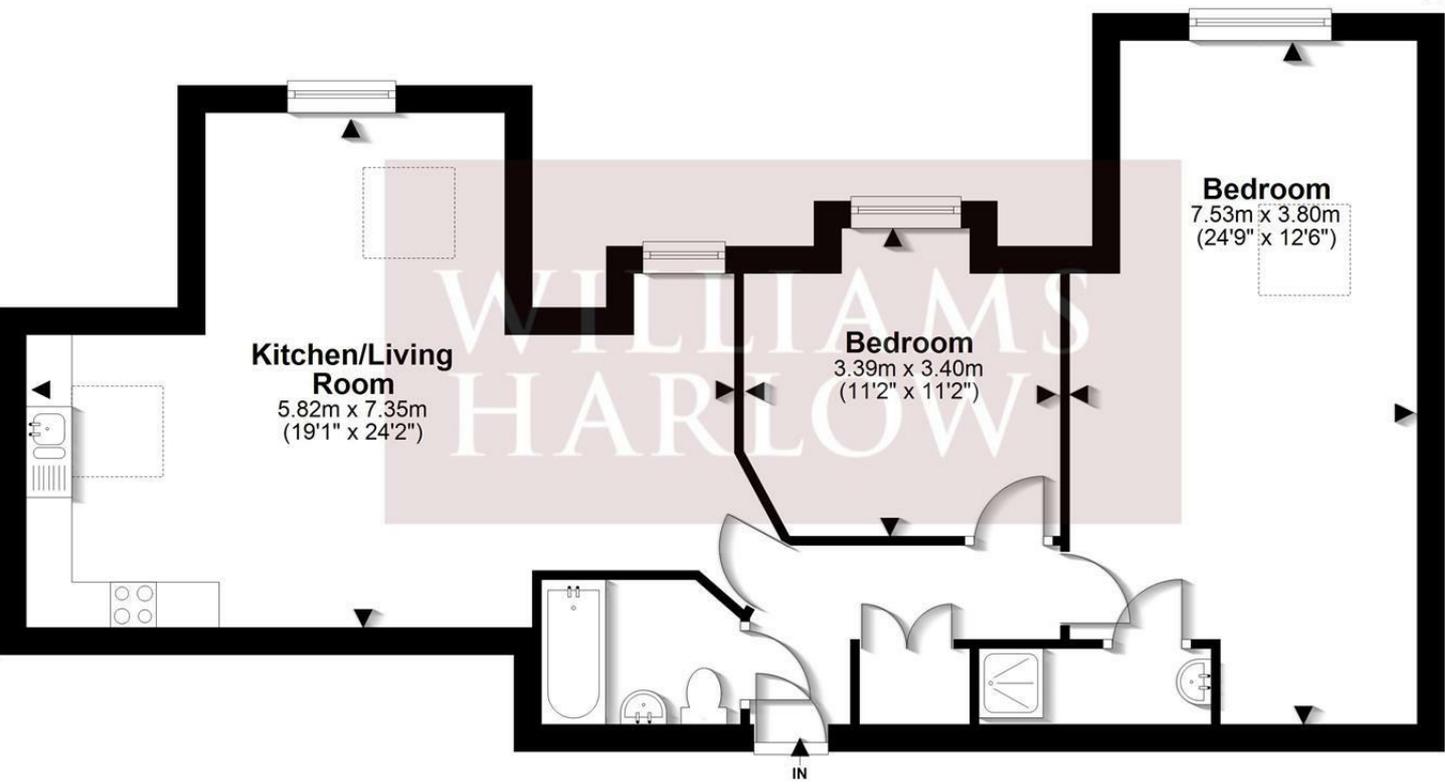


Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested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

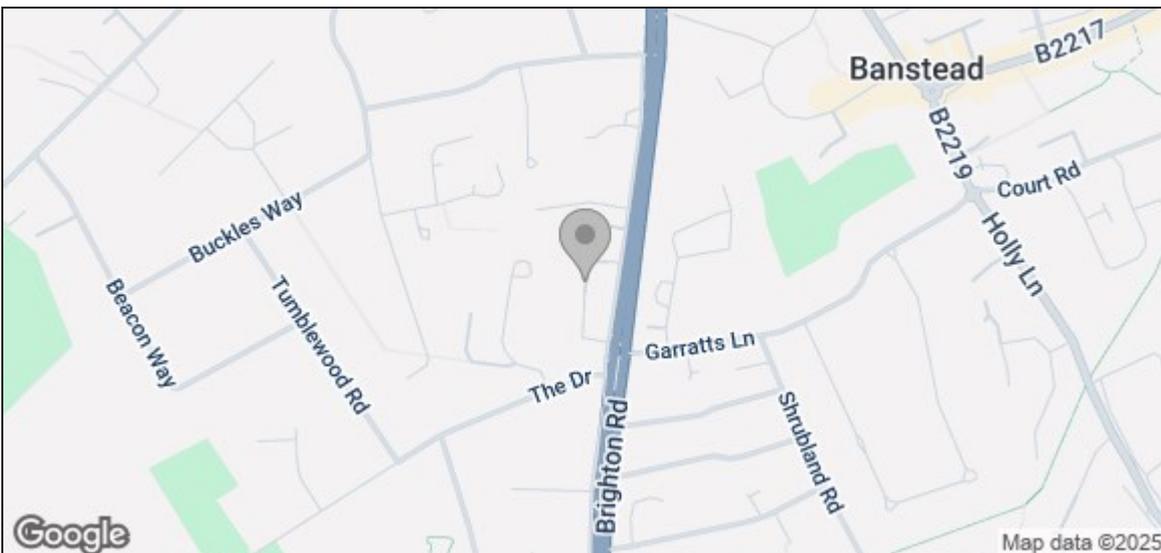
**WILLIAMS
HARLOW**

Top Floor

Approx. 82.1 sq. metres (883.7 sq. feet)



Total area: approx. 82.1 sq. metres (883.7 sq. feet)



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