



The Tracery, Banstead, Surrey
£395,000 - Leasehold



**WILLIAMS
HARLOW**











WITH NO CHAIN. Welcome to this stunning luxury apartment located in the prestigious development of The Tracery, Banstead. This exquisite property boasts two well-proportioned bedrooms and two modern bathrooms, making it an ideal choice for couples or small families seeking comfort and style.

As you enter the apartment, you will be greeted by a spacious reception room that offers a perfect space for relaxation and entertaining. The flat is conveniently situated within a level walking distance to the charming Banstead Village High Street, where you can enjoy a variety of shops, cafes, and local amenities.

Accessibility is a key feature of this property, with both stair and lift access available, ensuring ease of movement for all residents. The apartment is offered with no onward chain, allowing for a smooth and hassle-free purchase process.

Additionally, this property includes designated parking, a valuable asset in this sought-after area. The attractive communal gardens provide a serene outdoor space, perfect for unwinding or enjoying a leisurely stroll.

This luxury apartment at The Tracery presents an exceptional opportunity to embrace a sophisticated lifestyle in a desirable location. Do not miss the chance to make this remarkable property your new home.

THE PROPERTY

Two double bedroom purpose built luxury apartment with a generous entrance hall, spacious lounge/dining room, fully equipped kitchen with integral appliances. The master bedroom benefits with an en-suite plus there is a main bathroom.

OUTDOOR SPACE

Comprises of stunning communal gardens which are maintained to an extremely high standard by the management company and has the benefit of adjoining Lady Neville Recreation ground where cricket and other activities area

partaken. The property also benefits from having visitors parking and also allocated parking.

THE LOCAL AREA

The property is located extremely close to Banstead Village which can be reached within a few minutes walk. Banstead High Street offers a comprehensive range of independent retailers, supermarkets such as Waitrose and Marks & Spencers, an array of cafes/restaurants and local transport.

VENDOR THOUGHTS

The property has been in our ownership for some 20 years. Historically we used to rent the property but now due to change of circumstances we wish to sell the property. The property has a great fondness to us and we hope the owners enjoy it as much as we have.

WHY YOU SHOULD VIEW

Offered with no onward chain a stunning top floor penthouse style apartment awaits either the single, professional couple or retired downsizers seeking a central location.

LOCAL TRAINS

Banstead Train Station – London Victoria 1 hour
Sutton – London Victoria 33 minutes
Sutton to London Bridge 39 minutes

LOCAL BUSES

51 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 SCHOOLS

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

Banstead Community Junior School – Ages 7-11
Woodmansterne Primary School – Ages 4-11
The Beacon School Secondary School – Ages 11-16
Banstead Preparatory School – Aged 2-11
Aberdour School – Ages 2-11

COUNCIL TAX

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

LEASE

125 years from August 2002

MAINTENANCE CHARGES

£2,229.54.

GROUND RENT

259 PA



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.

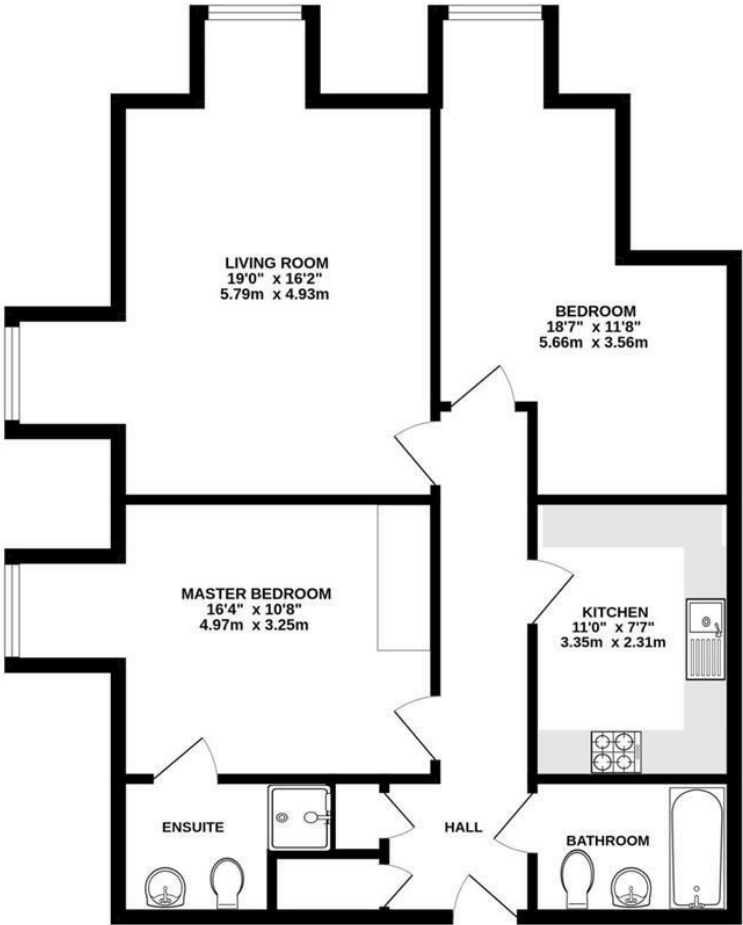
Banstead Office

Call: 01737 370022

31 High Street, Banstead, Surrey,
SM7 2NH

banstead@williamsharlow.co.uk

www.williamsharlow.co.uk



SECOND FLOOR FLAT

The Tracery, Banstead
INTERNAL FLOOR AREA (APPROX.) 790 sq ft/ 73.4 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	80	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

