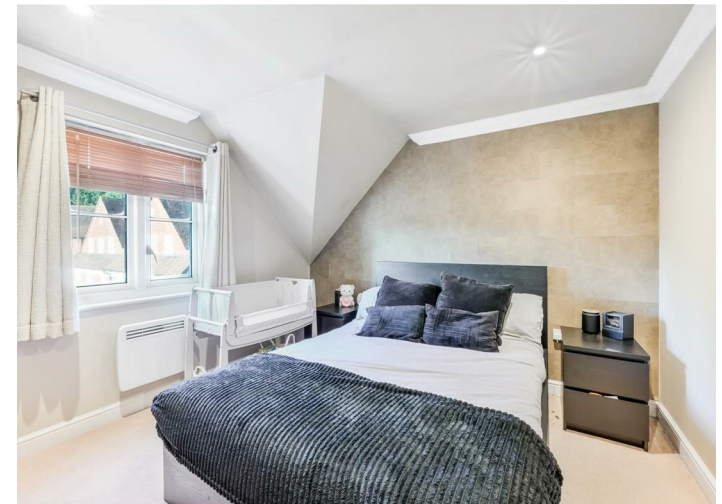




Elizabeth Drive, Banstead, Surrey
Offers Over £295,000 - Leasehold



**WILLIAMS
HARLOW**











This superb two double bedroom top floor apartment offering a delightful blend of comfort and convenience is ideal for those seeking a tranquil retreat. The apartment boasts a spacious reception room, perfect for relaxation or entertaining guests which is open to a fully fitted kitchen.

This residence has lift access ensuring ease of movement throughout the building. Additionally, the property benefits from off-street parking for one vehicle, along with ample visitors' parking, making it a practical choice for both residents and their guests.

One of the standout features is the communal gardens, spanning an impressive 28 acres, are a true highlight. Accessed via electronically controlled security gates, these stunning grounds include tennis courts and beautifully designed Japanese garden, providing a serene environment for leisurely strolls or outdoor activities.

Situated near to Banstead Village High Street, residents will enjoy the convenience of local shops, cafes, and amenities, while also being surrounded by miles of picturesque open countryside. This apartment is offered with no onward chain, making it an attractive option for those looking to move swiftly into their new home. With loft storage available, this property combines modern living with ample space for all your needs. Don't miss the opportunity to make this delightful apartment your own and is ready to view now.

THE PROPERTY

The property comprises of a conversion apartment originally constructed in 1930's. The property has been well cared for and offers a feature open plan kitchen/lounge with all integral appliances, ideal for entertainment and socialising. The property from its exterior has impressive kerb appeal. Inside there is a neutral decor with two welcoming double bedrooms off a central entrance hall with a large bathroom.

OUTSIDE SPACE

The property is set within 28 acres of stunning communal

gardens. All accessed via electronically controlled gates, along a private driveway which leads to plentiful parking where there is one space on an allocated basis plus ample visitors parking. The property is surrounded by formal grounds. On one side of which on an impressive courtyard beyond which are many acres of further lawns, tennis courts, Japanese garden and woodlands. This offers an excellent opportunity for those seeking outdoor relaxation and evening walks. The property will provide an ideal setting of peaceful tranquillity and a community where you feel fully invested.

LOCAL AREA

The property is set in a lovely semi-rural tranquil environment offering a perfect place to relax, entertain and enjoy. but still close to all local amenities at nearby Banstead Village and Chipstead. Banstead Village comprises of a range of independent retailers, Waitrose, Marks & Spencer's plus an array of cafes/restaurants, excellent local schools and public transport links from Banstead and Chipstead.

LOCAL SCHOOLS

St Annes Catholic Primary School – Ages 4-11
Banstead Infant School – Ages 4-7
Banstead Community Junior School – Ages 7-11
Banstead Preparatory School – Aged 2-11
The Beacon School Secondary School – Ages 11-16
Aberdour School – Ages 2-11

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 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

Chipstead – London Bridge – Approx. 42 minutes

Coulsdon South to London Victoria – 30 minutes

Coulsdon South to Horsham – 45 minutes

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

999 years - approximately 980 years remaining.

MAINTENANCE CHARGES

£2,446.90 (6 monthly)

GROUND RENT

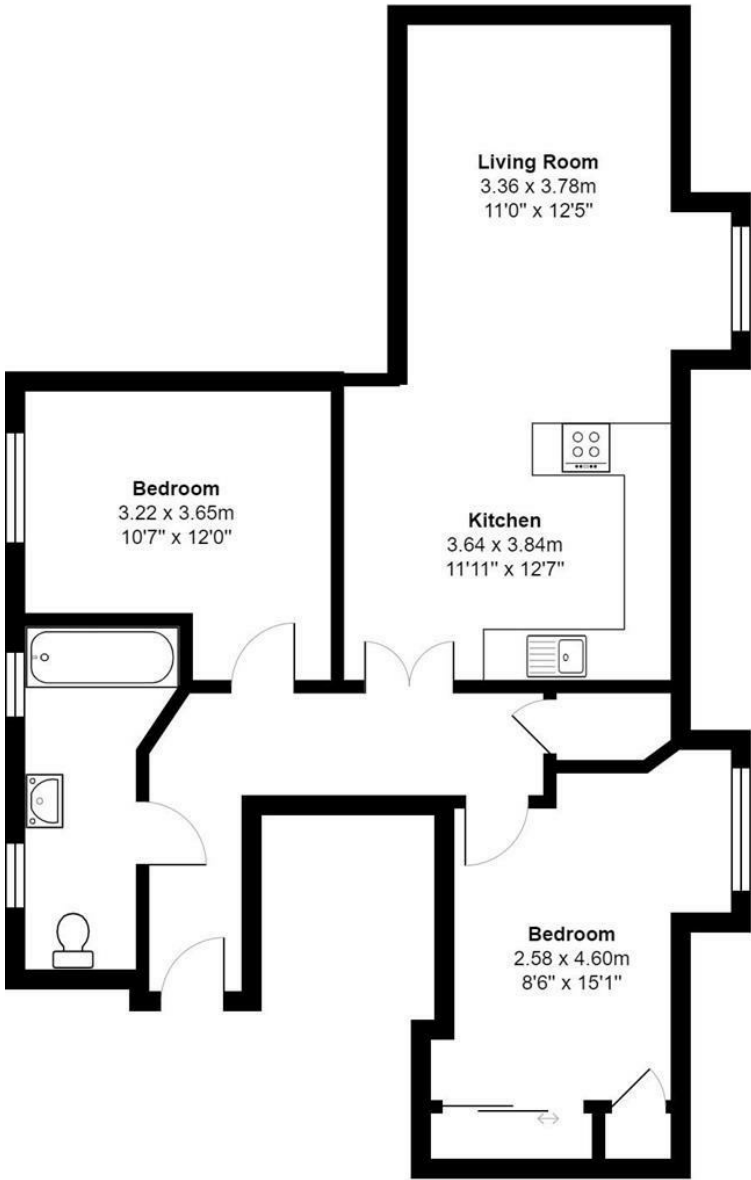
£150.00 (6 monthly)

COUNCIL TAX



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.

Elizabeth House, Elizabeth Drive, SM7
All measurements are approximate and for display purposes only



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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		
78		80
England & Wales		EU Directive 2002/91/EC

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