



Woodmansterne Lane, Banstead

The **PERSONAL** Agent

Offers In Excess Of £370,000 Leasehold

- Stunning apartment
- Two double bedrooms
- Split level
- Heart of Banstead village
- Large private balcony
- Ideal investment, first time buy or downsize
- Garage in block
- Beautiful communal gardens
- Vendor suited
- Leasehold

The Personal Agent are delighted to present to the market a fantastic opportunity to acquire this stunning split level apartment located within a stone's throw of the Banstead High Street

The apartment offers well proportioned and spacious accommodation throughout, immediately noticeable with the recently renovated kitchen / dining space, complete with integrated appliances. Also on the first floor is the bright and airy living area, with



a door leading onto the large private balcony area, which has views over the communal gardens.

On the top floor there are two generous double bedrooms, a refitted family bathroom, and access to the loft space.

Outside there are stunning communal grounds, a private garage in block, as well as plenty of visitors' parking bays.

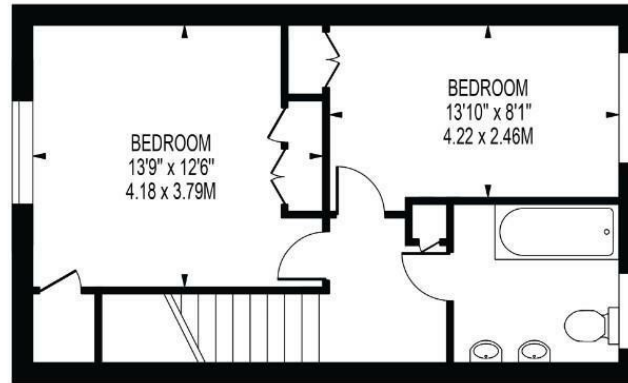
Banstead village is a short walk away and offers an array of shops and restaurants. Banstead is situated in between Epsom Downs, Chipstead and Kingswood. It is a popular residential area offering a variety of properties. This location is ideal for family walks, dog walks, cycling, rambling or jogging.



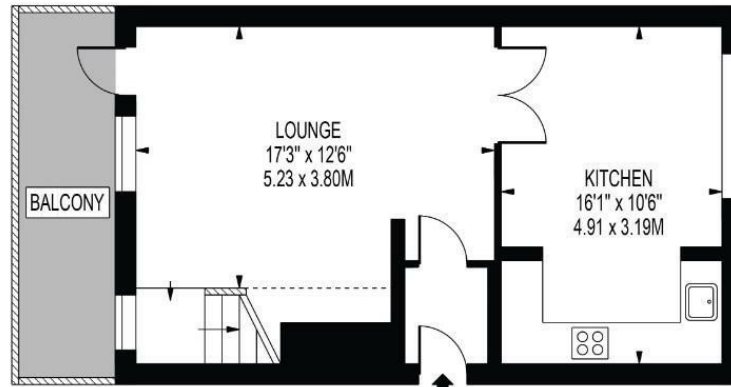


WELL HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 888 SQ FT - 82.51 SQ M



SECOND FLOOR



FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		76
(81-91) B		
(69-80) C		
(55-68) D	64	
(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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