



Outstanding top floor country house apartment

exclusive to

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Shaw House  
Elizabeth Drive  
Banstead  
SM7 2FD

Banstead Village 1 mile  
London by rail 35 minutes from Chipstead  
M25 (Junction 8) 5 miles  
*All times and distances are approximate*

There's something special about this unique top floor apartment in the Banstead Woods development. Full of character yet stylish and modern, this beautiful two bedroom, two bathroom apartment has lovely views across the gardens and woods.

- | Communal Hallway
- | Hallway
- | Bathroom
- | Two Bedrooms
- | En-Suite Shower Room
- | Open-Planned Kitchen - Dining - Sitting Room
- | Parking
- | Communal Gardens

Offers Invited £300,000



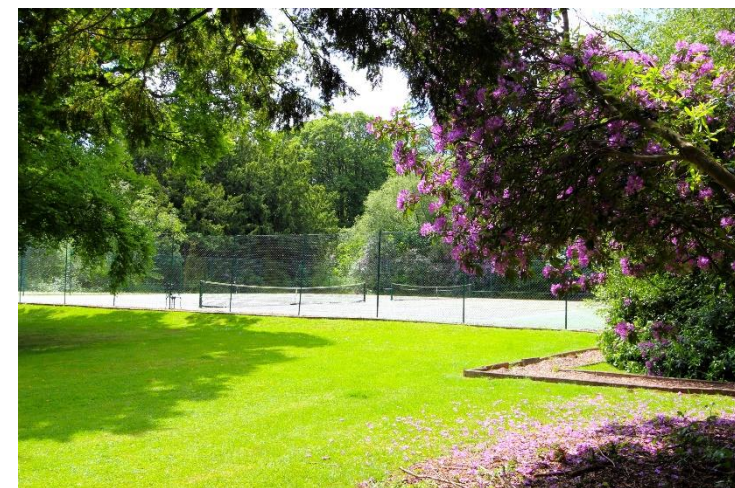


This majestic Edwardian country house, along with subsequent buildings, was developed by Try Homes around 2006. Nestled in a parkland setting adjacent to the protected Banstead Woods, the estate boasts a variety of imaginatively designed apartments. Just a mile away, Banstead Village offers a vibrant High Street with numerous shops, cafes, and restaurants, while nearby Chipstead provides rail services.

This unique and characterful apartment occupies the top (second) floor of the impressive country house, affording beautiful views across the gardens and woods. Accessed from its own level of the communal hall, the apartment has a penthouse ambiance and is tastefully appointed. Offered with no onward chain, this property presents a rare opportunity.

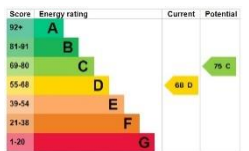
Enjoying privacy and security, this development has a leafy Banstead Woods setting, approached over a long driveway through automated gates. Banstead Village is within a mile and offers excellent shopping that includes Waitrose supermarket and Marks & Spencer Simply Food. There are rail stations at Banstead and nearby Chipstead and the M25 motorway is some 10 to 15 minutes' drive

Remote Controlled Entry Gates With CCTV | Entryphone System | Principal Bedroom With En-Suite Shower Room And Dressing Area | Designated Parking Space | 28 Acres Of Parkland Grounds With Tennis Courts | Extensive Visitors Parking | No Onward Chain





TOTAL FLOOR AREA  
833 SQ FT / 77.4 SQ M



Tenure: Leasehold: 983 years remaining  
 Service Charge: £6,221  
 Ground Rent: £147.50  
 Local Authority: Reigate and Banstead Borough Council  
 Council Tax Band: D  
 FFTP Broadband Available  
 All mains services  
 To the best of our knowledge on production of this brochure

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