



Two Bedroom apartment with private terrace and Southerly views

exclusive to

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Rendel House  
Elizabeth Drive  
Banstead  
SM7 2FA

Banstead Village around a mile  
London by rail 35 minutes from Chipstead  
M23/M25 Intersection 15 minutes  
*All times and distances are approximate*

This bright and spacious two bedroom first floor apartment has a wonderful Southerly-facing private terrace with stunning views across the communal grounds. In a delightful semi-rural location, the apartment benefits from a lift service and there is a conveniently placed allocated parking space and two secure storage units.

- | Communal Entrance Hall  
with Entry Phone System and Lift Service
- | Entrance Hall
- | Sitting-Dining Room with large Balcony
- | Kitchen
- | 2 Bedrooms
- | En-Suite Shower Room
- | Bathroom
- | Allocated Parking
- | Delightful Communal Grounds  
with Water Garden and Tennis Courts

Guide Price £400,000





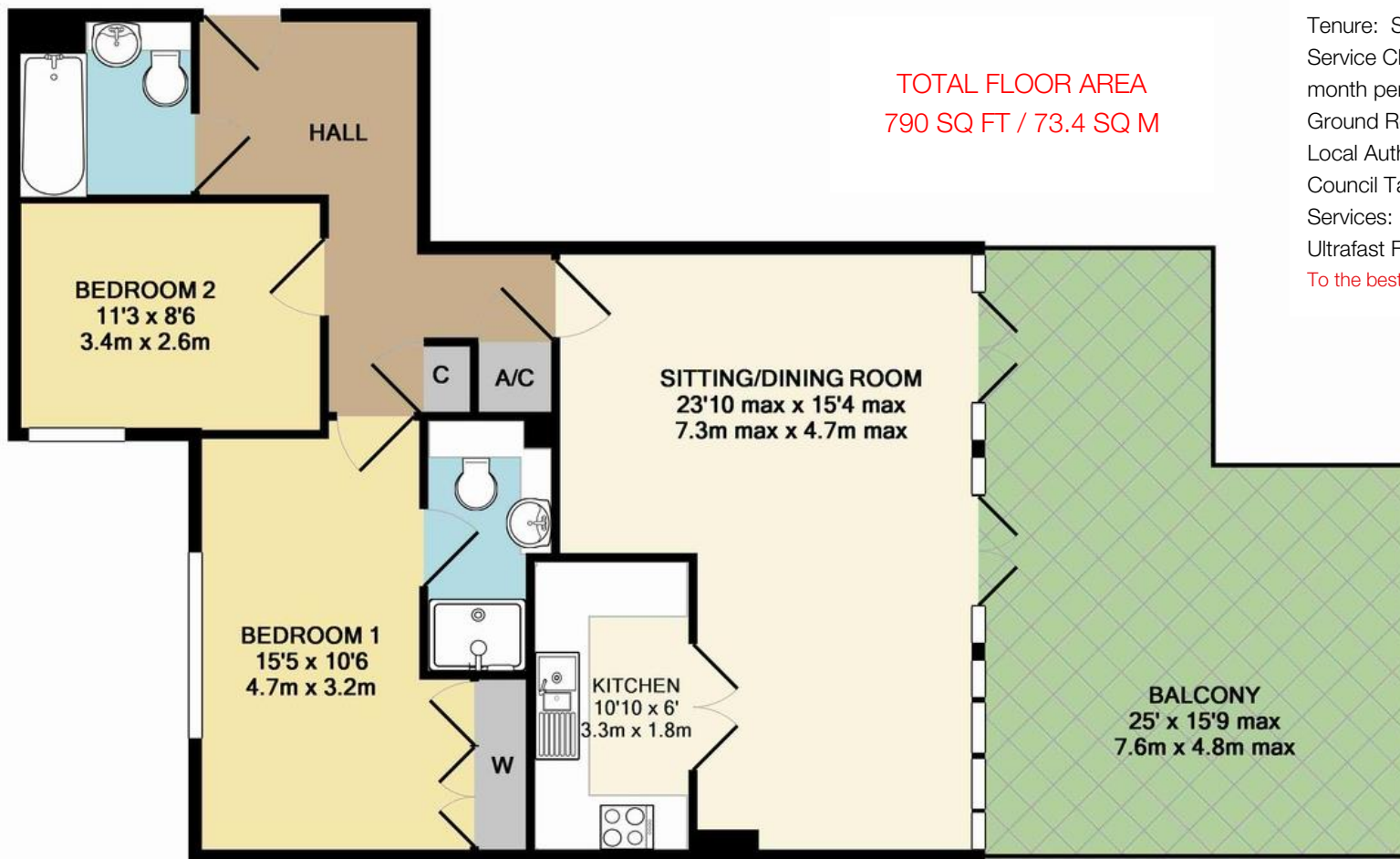
Enjoying privacy and security, this development has a leafy Banstead Woods setting, approached over a long driveway through automated gates. Banstead Village is within a mile and offers excellent shopping that includes Waitrose supermarket and Marks & Spencer Simply Food. There are rail stations at Banstead and nearby Chipstead and the M25 motorway is some 10 to 15 minutes' drive. In this area of the Surrey Hills, there is an excellent choice of sporting and cultural pursuits including a choice of golf clubs.

This is a stunning first floor apartment with lift service in this popular development set in some 28 acres of beautiful parkland grounds. Accommodation is well-appointed and the sitting - dining room has feature height windows with doors to a large private terrace. This Southerly-facing terrace provides ample space for al-fresco dining whilst enjoying the views across the gardens. There are two bedrooms, the principal including fitted wardrobes and an en-suite shower room. Outside, residents have use of tennis courts, picnic and barbeque areas. There are two useful secure storage rooms and there is an allocated parking space included.



Bright Sitting - Dining Room with Feature Height Windows and Doors to Terrace | Modern Kitchen with Integrated Appliances | Principal Bedroom with En-Suite Shower Room | Electric 'Economy 10' Heating | Private Terrace with Southerly Views across Grounds | Two Secure Storage Units | Convenient Allocated Parking | Security Entry Phone System and Lift Service | Gated Development with Acres of Private Grounds | No Onward Chain





**TOTAL FLOOR AREA**  
790 SQ FT / 73.4 SQ M

Tenure: Share of Freehold. 982 years remaining  
 Service Charge: £4,653.80 (£2,326.90 for the more recent 6 month period)  
 Ground Rent: £0  
 Local Authority: Reigate and Banstead Borough Council  
 Council Tax Band: E  
 Services: Mains & Gas Electricity  
 Ultrafast Full Fibre Broadband  
 To the best of our knowledge on production of this brochure

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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