



Modern apartment within easy reach of Banstead high street

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Sutton Lane Banstead SM7 3QP

Banstead Village 0.7 mile
London 14 miles
M25 5 miles

London by rail; 58 minutes from Banstead Station
or 30 minutes from Sutton

All times and distances are approximate

This well-maintained ground-floor apartment offers modern living at its finest, featuring two spacious double bedrooms and a stylish, contemporary bathroom. Ideally located within easy reach of Banstead high street, the property combines sleek design with practical amenities. The bright and thoughtfully arranged interior provides a comfortable and inviting living space. Additional benefits include allocated parking and a private garden.

- | Hallway
- | Kitchen
- | Sitting - dining room
- | Two bedrooms
- | Bathroom
- | Private garden
- | Off-street parking

Price £400,000



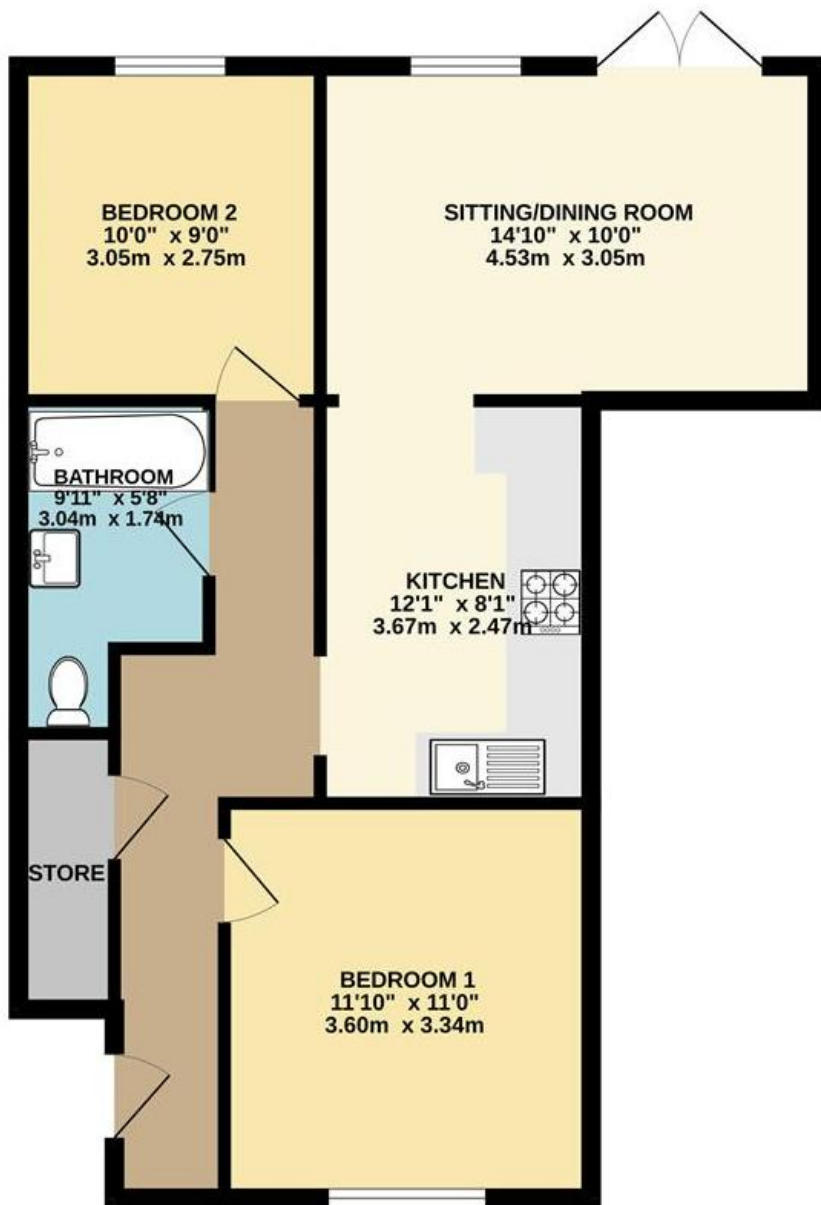


Introducing a modern and stylish two bedroom ground-floor apartment, ideally located within easy reach of Banstead high street. The spacious and airy reception room is filled with natural light and features double doors opening onto a private garden—perfect for relaxing or entertaining. This flows seamlessly into an elegant, fully-fitted kitchen complete with granite worktops and contemporary finishes. Both bedrooms are generously-sized doubles and are served by a sleek, modern bathroom. Additional benefits include a large storage cupboard and an entrance phone system for secure communal access. The apartment also benefits from allocated parking.

This property is located on Sutton Lane just over half a mile from Banstead Village with its range of individual boutiques and high street shops including Waitrose Supermarket and Marks and Spencer Simply Food, restaurants and other village amenities. There are bus services to neighbouring towns including Sutton, Epsom and Reigate. A short walk from the property is the open spaces of Banstead Downs and Oaks Park.

Two double bedrooms		Allocated off-street parking
Private garden		No onward chain
Modern fully-fitted kitchen		Within easy reach of Banstead high street





TOTAL FLOOR AREA

632 SQ FT / 58.7 SQ M

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold – 117 years remaining

Service Charge TBC

Ground Rent: £250 pa

Local Authority: Reigate and Banstead Borough Council

Council Tax Band: D

All mains services

FFTP Broadband Available

To the best of our knowledge on production of this brochure

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a viewing appointment

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