



Superb top floor apartment with a magnificent 58' roof terrace

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Elizabeth Drive Banstead SM7 2FA

Banstead Village 1 mile
London by rail 35 minutes from Chipstead
M25 (Junction 8) 5 miles

All times and distances are approximate

In this parkland setting on the edge of the open spaces and ancient woodland of Banstead Woods, this superb top (second) floor apartment features full width and height windows and three pairs of double doors to a Southerly-facing 58' roof terrace.

Available with no onward chain, a spacious apartment of over 1200 square feet.

- Communal Hall, Stairs and Lift
- Entrance Hall with Study area
- Living Room with double doors to the terrace
- Kitchen with double doors to terrace
- Bedroom 1 with double doors to terrace
- Ensuite Shower Room
- Bedroom 2 Guest Bathroom
- Full width terrace of some 58' x 7'9
- Two Designated Parking Spaces
- Visitors Parking Lock-up Store
- 28 Acres of Communal Grounds
- Gated Entrance Two Tennis Courts

Price £500,000





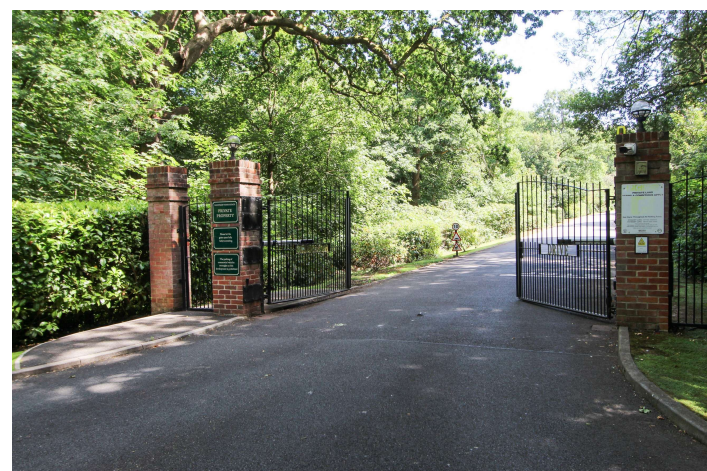
Enjoying privacy and security in gated grounds of some 28 acres, this property also has outstanding views towards the ancient woodland of Banstead Woods. Banstead Village is within a mile and offers excellent shopping that includes Waitrose supermarket and Marks & Spencer Simply Food. There are rail stations at Banstead and nearby Chipstead and the M25 motorway is some 10 to 15 minutes' drive.

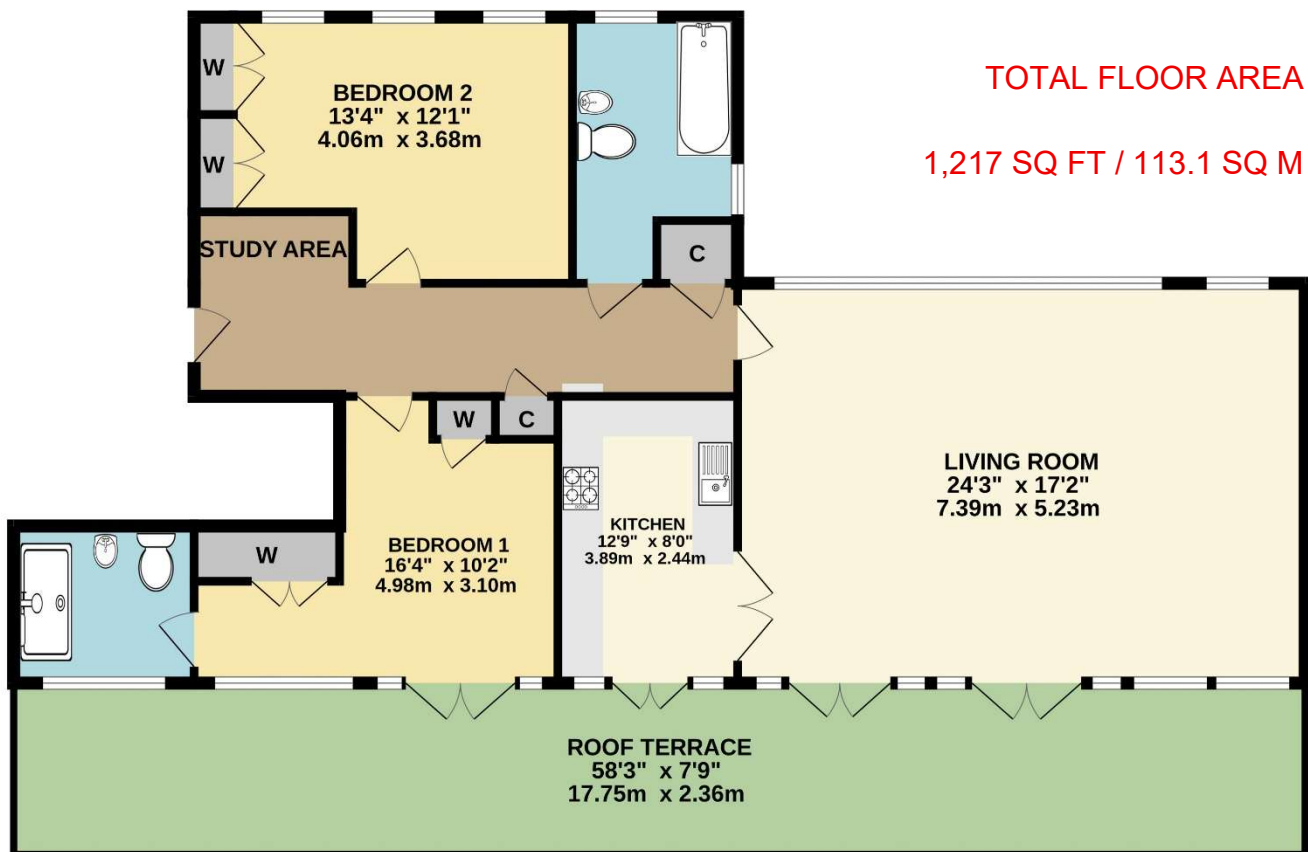
This location is also ideal for those seeking immediate access to open countryside and woodlands, ideal for walks, running and cycling. There are many pubs and restaurants nearby.



This spacious apartment is approached over a secure communal hall with stairs and a lift service. Over 1200 sq ft of well appointed accommodation which is notably bright by virtue of its huge windows to the Southerly aspect. Viewing recommended.

Full width windows and three pairs of double doors | Contemporary fitted kitchen with built-in appliances and granite work surfaces | Two double bedrooms | Ensuite shower room and guest bathroom | Double doors to a private patio | All-electric heating | Two parking spaces | 2 all-weather tennis courts | 28 acres of parkland grounds encompassed by Banstead Woods | Long Leasehold





TOTAL FLOOR AREA
1,217 SQ FT / 113.1 SQ M

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold: 999 years from 2006
 Service Charge - £4,583 pa approx
 Local Authority: Reigate and Banstead BC
 Council Tax Band: F
 All mains services are connected
 Full Fibre Broadband available
To the best of our knowledge on production of this brochure

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Viewing
 Please call us to arrange
 a viewing appointment

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