



Elizabeth Drive, Banstead

The **PERSONAL** Agent

Asking Price £250,000

Leasehold

- One bedroom top floor apartment
- Leisure complex with tennis court
- 28 acres of landscaped grounds
- Gated entrance with allocated parking
- Bright & spacious accommodation
- Two miles of Banstead & Chipstead
- No onward chain
- Semi rural location

Nestled in the serene surroundings of Banstead Woods, this modern contemporary apartment offers a unique opportunity for those seeking a tranquil lifestyle.

Set within a gated development, the property is surrounded by 28 acres of lush woodland and beautifully landscaped grounds, providing a perfect retreat from the hustle and bustle of everyday life.

This delightful top floor flat features a spacious reception room and a generous sized bedroom, complete with an ensuite bathroom, ensuring comfort and privacy. The bright and airy rooms are designed to maximise natural light, creating an inviting atmosphere throughout the home.

Residents will benefit from allocated parking, including EV charging points, as well as additional visitors' parking for guests. The exclusive access to a leisure complex is a standout feature, offering private tennis courts, a serene Japanese water garden, and a dedicated barbecue area, perfect for summer gatherings



with friends and family.

With no onward chain, this luxurious development is ideally situated in a semi rural location, conveniently positioned between Banstead and Chipstead. This property is perfect for those looking to enjoy a peaceful lifestyle while still being within easy reach of local amenities. Don't miss the chance to make this exquisite apartment your new home.

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Situated equidistant to Banstead and Chipstead both offer fast access to the M25, central London and Gatwick Airport. Whilst Chipstead Station, is within 2 miles, providing direct trains to London Bridge.

Banstead village is also just a couple of miles away and offers an array of shops and restaurants. For the golf enthusiasts, there are four world-renowned golf clubs, Kingswood Golf and Country club, Surrey Downs, Walton Heath and the RAC golf club all close by.

Tenure: Leasehold
Length of lease (years remaining) - 978
Annual ground rent amount (£) - 250.00
Annual service charge amount (£) - 5,400.00
Council tax band - C

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.



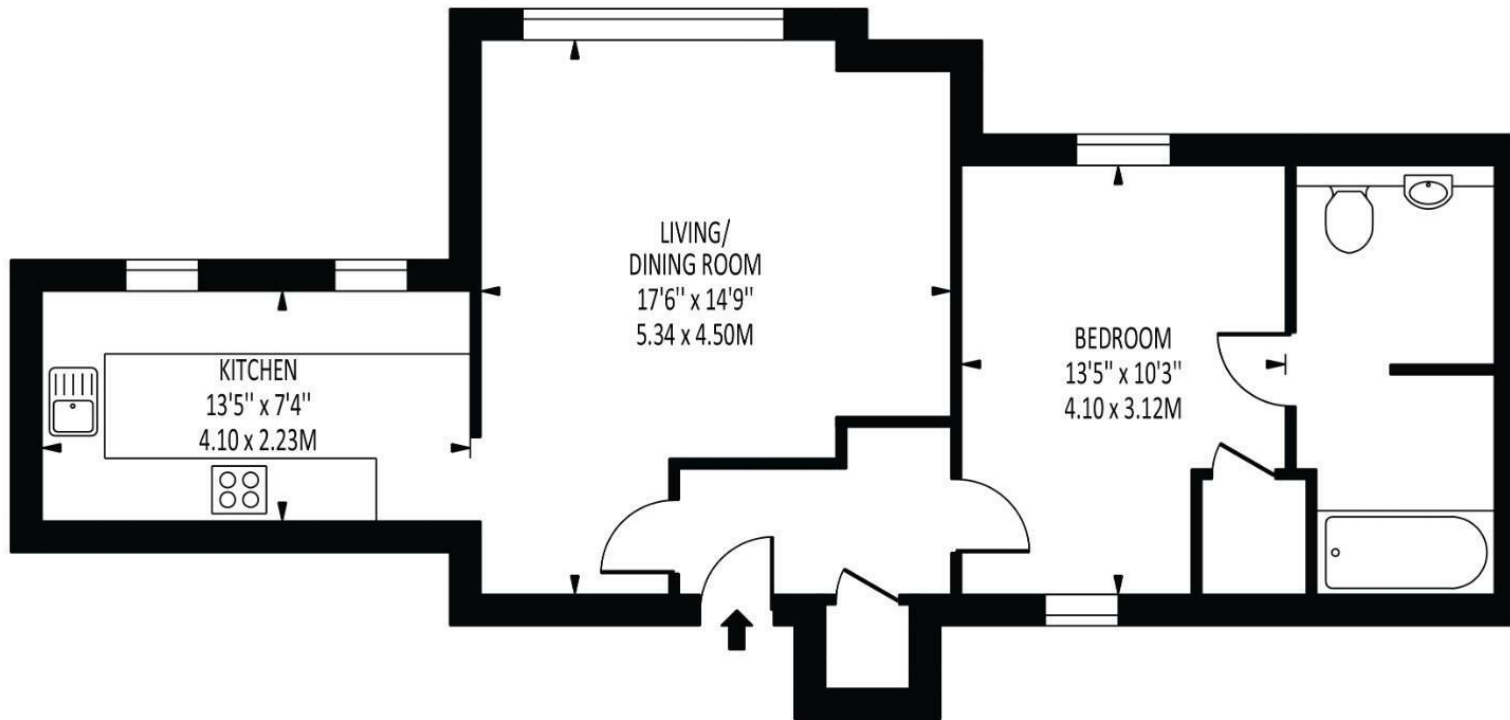


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Shaw House

Total Area: 590 SQ FT • 54.80 SQ M



Disclaimer: For Illustration Purposes only
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	78
(55-68) D		
(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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TADWORTH & KINGSWOOD OFFICE

Station Approach Road
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LETTINGS & MANAGEMENT

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Registered in England No. 4398817.



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