



A modern and spacious first floor apartment set within private grounds

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38 Elizabeth House Elizabeth Drive Banstead SM7 2FE

Within one mile of Banstead Village
London by rail 50 minutes from Banstead
or change at Sutton 30 minutes
M25 (Junction 8) 5 miles
All times and distances are approximate

A bright and spacious first floor apartment with lift access, in this prestigious private gated development with close proximity to Banstead village. This modern apartment has outstanding views towards the ancient woodland of Banstead Woods.

With two generous double bedrooms, and a bright open plan kitchen living area this property is surrounded with beautiful communal gardens, including two tennis courts and Japanese water gardens.

- Communal Hall and Entrance Hall
- Sitting - Dining Room
- Kitchen
- Two Double Bedrooms
- Ensuite Shower Room and Guest Bathroom
- Additional lockable storage unit
- Designated and Visitor Parking
- 28 Acres of Communal Gardens
- 2 Tennis Courts
- Dedicated BBQ area

Price £325,000





Set on the first floor of this desirable block, this two-bedroom apartment offers generous living space with an abundance of natural light.

The apartment is well positioned within a prestigious gated development, with separate lockable storage unit and benefits of allocated parking. With views over the communal gardens from inside, the kitchen opens off the sitting - dining room which itself benefits from integrated appliances. The main bedroom also features a recently modernised ensuite.

This popular development is located towards the edge of Banstead Village. There is a good selection of local shops as well as good access for schools and local transport as well as a library.

There are rail stations at Banstead and nearby Chipstead and the M25 motorway is some 10 to 15 minutes' drive.

Bright and spacious sitting room | Fitted kitchen with integral appliances | Two double bedrooms | Hallway with storage cupboards | Communal gardens | Communal tennis courts | Gated resident and visitor parking | Views over the parklike communal gardens

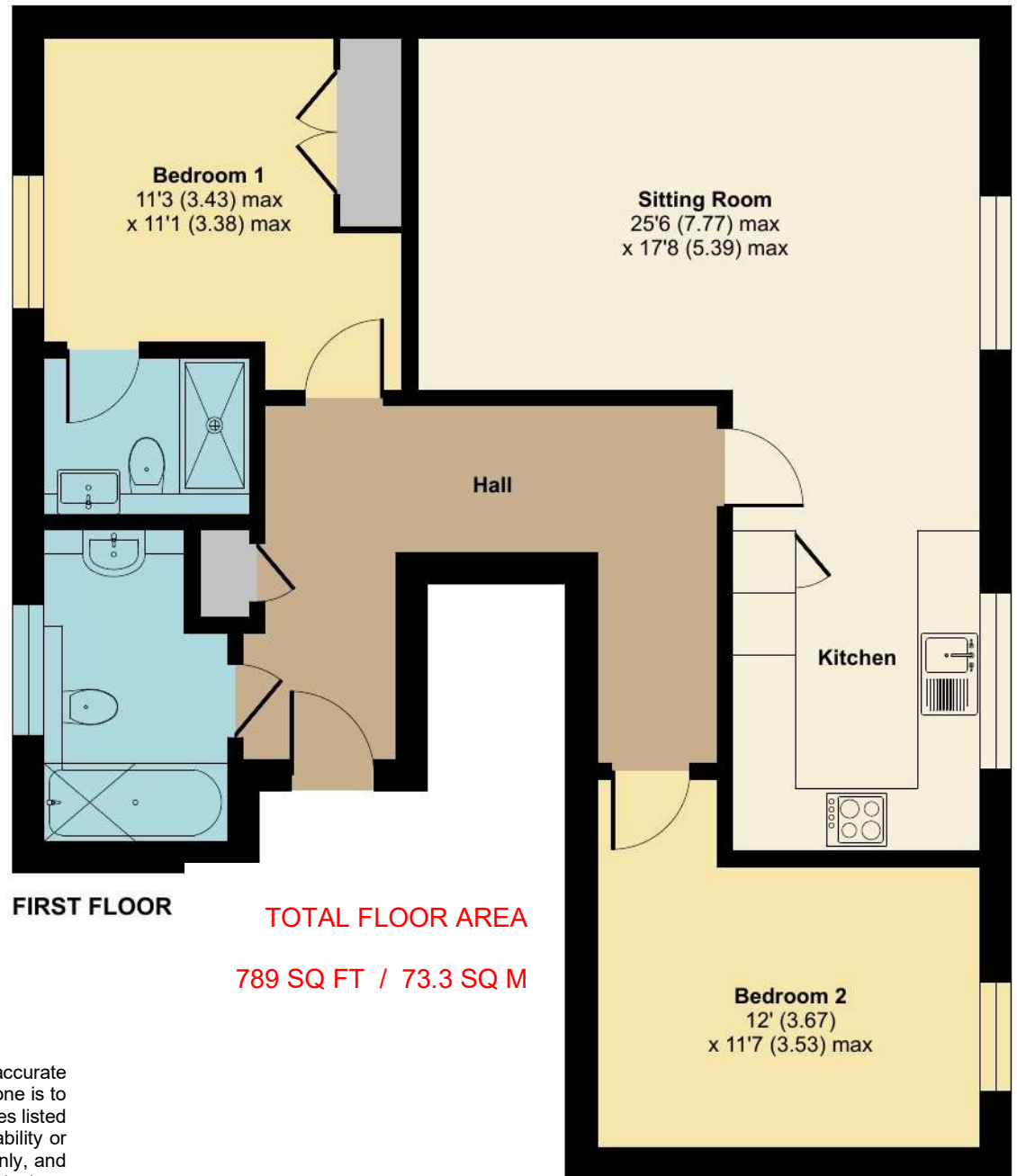




Tenure: Leasehold - Years on Lease: 979
 Service Charge: £4,884 per annum
 Ground Rent: £288 per annum
 Local Authority: Reigate and Banstead B C
 Council Tax Band: D
 All mains' services

To the best of our knowledge
 on production of this brochure

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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 a viewing appointment

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