



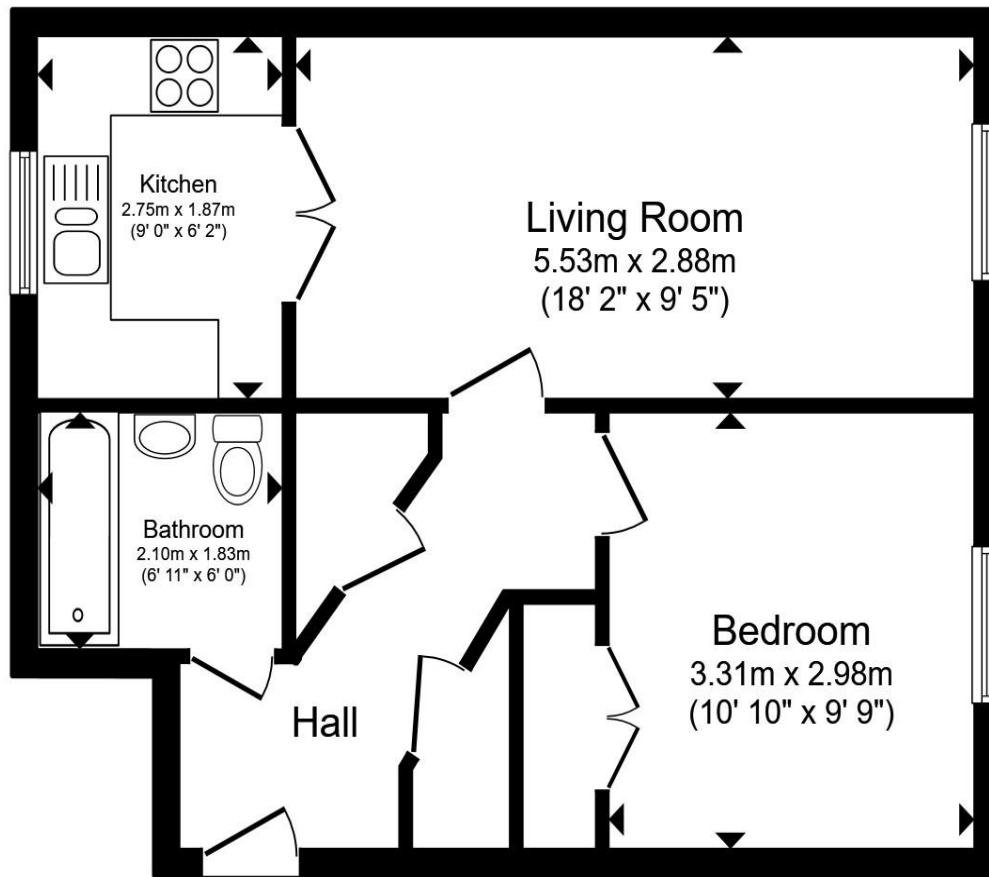
Rendel House, Elizabeth Drive, Banstead SM7 2FA

welcome to

Rendel House, Elizabeth Drive, Banstead

Discover this stylish top-floor one-bedroom apartment set within an exclusive 28-acre gated estate, offering serene woodland surroundings, stunning landscaped gardens and premium residents' amenities. With lift access, allocated parking, generous storage and over 950 years on the lease.





First Floor

Total floor area 45.2 m² (487 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Set within one of the area's most exclusive private developments, this beautifully presented top-floor one-bedroom conversion apartment offers a rare opportunity to enjoy peaceful, characterful living surrounded by 28 acres of landscaped communal gardens & mature woodlands. Accessed via electronically controlled security gates, the development provides a secure & serene environment, complete with a stunning Japanese Water Garden, tennis courts & picturesque green spaces that create a truly unique setting.

The apartment itself benefits from both lift & stair access to all floors & includes an allocated parking bay. Upon entering the property, you are welcomed by a spacious hallway offering excellent storage through two generous cupboards. A modern bathroom sits off the hall, featuring a contemporary three-piece suite & heated towel rail. The double bedroom is well-proportioned & includes a fitted wardrobe, while the light-filled living room provides an inviting space to relax & flows seamlessly into the fully fitted kitchen. A secure telephone entry system adds further convenience & peace of mind.

With over 950 years remaining on the lease and no forward chain, this fantastic home combines comfort, security & lifestyle appeal in a highly desirable setting. Ideal for first-time buyers, downsizers or those seeking a tranquil retreat with exceptional amenities, this property offers a wonderful opportunity to become part of a prestigious and beautifully maintained community.



welcome to

Rendel House, Elizabeth Drive, Banstead

- Stunning Gated Development Set within 28 Acres of Woodland
- Top Floor
- Secure Entry System & Lift Access to All Floors
- Modern Bathroom & Kitchen & Well Presented Throughout
- Allocated Parking Bay

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 4584.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price **£240,000**



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EPS110442



Property Ref:
EPS110442 - 0002

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