



A modern and spacious first floor apartment set within private grounds

exclusive to

**SAUNDERS**

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# Elizabeth Drive Banstead SM7

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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Viewing  
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 a viewing appointment

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