

Rendel House

Banstead, Surrey SM7 2FA



Asking Price £365,000 - Leasehold

Welcome to this charming CHAIN FREE apartment located on the desirable Elizabeth Drive. This delightful residence boasts two spacious double bedrooms, with the master bedroom featuring a convenient en-suite bathroom. The property also includes a well-appointed main bathroom, ensuring ample facilities for both residents and guests.

As you enter, you will be greeted by a large living and dining area, perfect for entertaining or simply relaxing after a long day. Additionally, the apartment offers a dedicated office study, providing an ideal space for those who work from home or require a quiet area for study.

One of the standout features of this property is the stunning communal gardens, which extend over an impressive 28 acres within this exclusive gated development. These beautifully maintained gardens offer a serene escape from the hustle and bustle of daily life, making it a perfect spot for leisurely strolls or enjoying a peaceful afternoon outdoors.

For your convenience, the apartment includes allocated parking for one vehicle, ensuring that you have a secure and designated space. This property is not only a wonderful home but also a fantastic opportunity to enjoy a tranquil lifestyle in a sought-after location.

In summary, this apartment on Elizabeth Drive presents a perfect blend of comfort, style, and convenience, making it an ideal choice for those seeking a modern living experience in a picturesque setting. Do not miss the chance to make this lovely property your new home.



THE PROPERTY

A wonderful opportunity to purchase this ground floor two double bedroom apartment, one of the largest within this development. The apartment originally was used as the former show unit when the development was converted in 2006. The one of the many standout features is its size and outlook. Upon entering the communal door you will be greeted by an expansive communal entrance foyer with a private front door which leads to a generous entrance hall. The accommodation is superb and offers a standout large living room with triple aspect, a fully fitted kitchen with all integral appliances, separate study area with a fine outlook, two double bedrooms, the master with en-suite plus a generous sized main bathroom. This ultra impressive property offers the flexibility and practicality of layout an extra dimension to busy lifestyles or staying guests and has an all round added sense of security.

OUTDOOR SPACE

Overall the communal gardens measure approximately 28 acres comprising of formal areas of garden, woodlands, Japanese gardens, tennis courts and sweeping driveway through a rhododendron wood accessed via electronically controlled security gates. The area is relaxed and a peaceful neighbourhood which allows you to take evening walks without a second thought and a community where people will feel fully invested.

WHY YOU SHOULD VIEW

We are incredibly honoured to represent this apartment as it comes with everything good about this development. Our feeling is the next owner will settle quickly and enjoy many years here. The area is served well by local shops, restaurants and transport in nearby Banstead village.

LOCAL AREA

The property is set in a lovely semi-rural tranquil environment offering a perfect place to relax, entertain and enjoy, but still close to all local amenities at nearby Banstead Village and Chipstead. Banstead Village comprises of a range of independent retailers, Waitrose, Marks & Spencer's plus an array of cafes/restaurants, excellent local schools and public transport links from Banstead and Chipstead.

LOCAL SCHOOLS

St Annes Catholic Primary School – Ages 4-11

Banstead Infant School – Ages 4-7

Banstead Community Junior School – Ages 7-11

Banstead Preparatory School – Aged 2-11

The Beacon School Secondary School – Ages 11-16

Aberdour School – Ages 2-11

LOCAL BUSES

S1 Banstead to Lavender Field (Mitcham) via Sutton

166 Banstead to Epsom Hospital via Epsom Downs, Banstead, Woodmansterne, Coulsdon, Purley, West Croydon Bus Station

420 Sutton to Crawley via Banstead, Tattenham Corner, Tadworth, Kingswood, Lower Kingswood, Reigate, Redhill, Earlswood, Salfords, Horley, Gatwick Airport (South)

420 Sutton to Redhill, via Banstead, Tadworth, Lower Kingswood, Reigate

LOCAL TRAINS

Banstead Train Station – London Victoria 1 hour

Sutton – London Victoria 33 minutes

Sutton to London Bridge 39 minutes

Tattenham Corner Station – London Bridge, 1 hour 9 min

Chipstead – London Bridge – Approx. 42 minutes

Coulsdon South to London Victoria – 30 minutes

Coulsdon South to Horsham – 45 minutes

WHY WILLIAMS HARLOW

From our prominent Banstead Village office open seven days we offer specific and professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity. Our staff are highly trained and experts in their fields.

LEASE

999 years from 2006.

MAINTENANCE CHARGES

£2025.47 per six monthly

GROUND RENT

£295.00 per annum

COUNCIL TAX

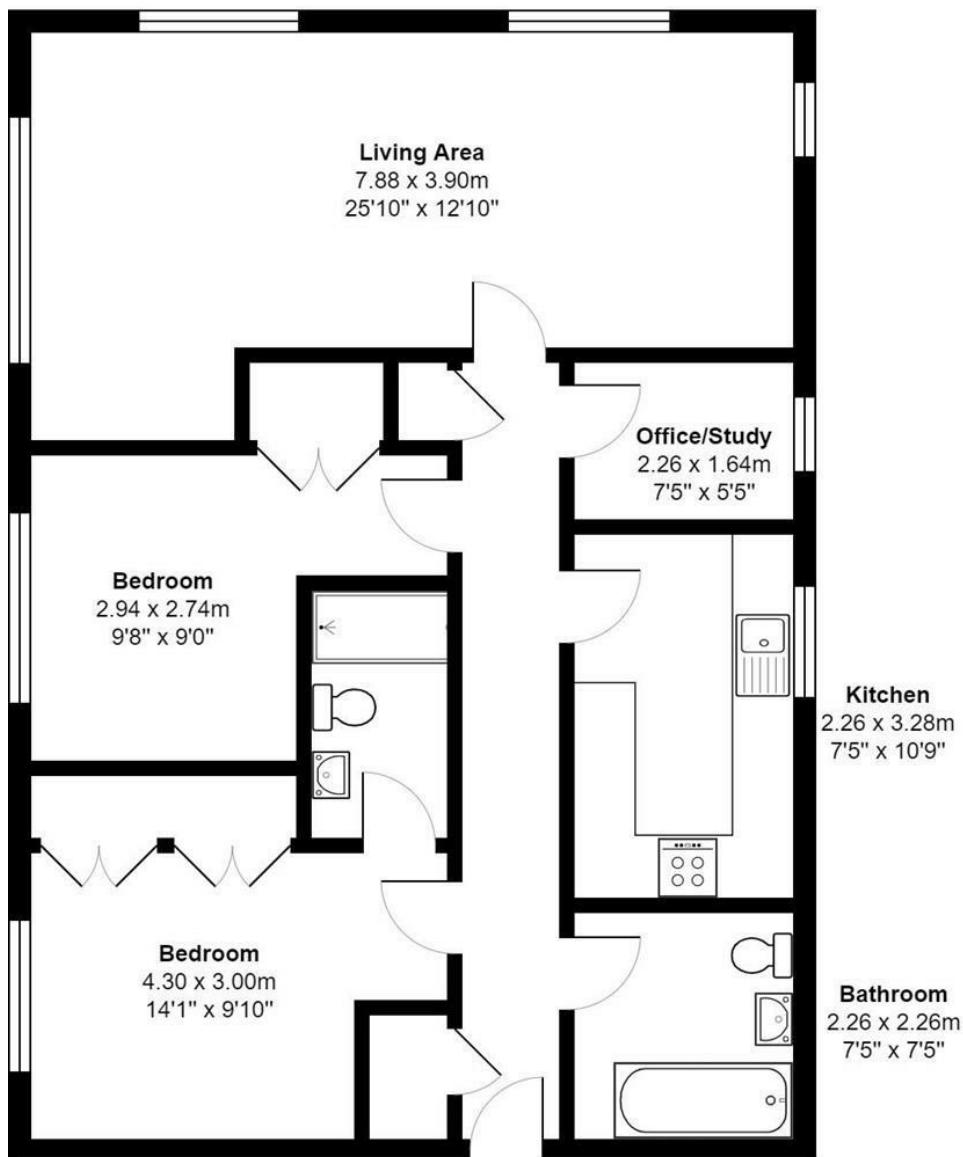
Council Tax Band E (£2,859.20) 2024 / 25



Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

WILLIAMS
HARLOW

Rendel House, Elizabeth Drive, SM7
All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(02 plus)	A		
(61-91)	B		
(69-80)	C		
(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	