

# Wingfield Court

Banstead, Surrey SM7 2GD



Offers In The Region Of £350,000 - Leasehold

Welcome to this charming ground floor apartment located in the desirable Wingfield Court, Banstead. This property boasts a prime position within a gated complex, just a stone's throw from the vibrant Banstead High Street, offering a delightful blend of convenience and tranquillity.

The apartment features a spacious reception room that invites natural light, creating a warm and welcoming atmosphere. The property includes two well proportioned bedrooms, two modern bathrooms, the en-suite has been recently re-fitted to a high standard, ensuring a touch of luxury in your daily routine.

The apartment is presented in excellent decorative order throughout, allowing you to move in with ease and enjoy the stylish interiors. The new electric heating system ensures warmth and comfort during the cooler months, while the Cat 5 cabling provides modern connectivity for all your technological needs.

Surrounded by a beautifully maintained central courtyard, this property offers a peaceful retreat from the hustle and bustle of everyday life. Additionally, the apartment comes with allocated parking for one vehicle, along with ample visitors' parking, making it convenient for guests.

This delightful apartment in Wingfield Court is an ideal choice for those seeking a modern, well-located home in Banstead. Don't miss the opportunity to make this lovely property your own and is ready to view now.



## THE PROPERTY

Built in 2002 by Linden Homes this modern executive ground floor apartment will appeal to the single or professional occupant, the retired downsize or investor landlord. It is ideally situated for Banstead Village. Part of the development itself includes the Marks and Spencer's Food Hall on the High Street alongside buses providing services to Reigate, Sutton, Epsom and other areas. The property is bright and airy. Upon entering there is a welcoming communal entrance foyer with video entry phone system with a private front door giving access to a generous entrance hall off which services all rooms. The master bedroom with adjoining re-fitted en-suite located at the rear with fitted wardrobes. The second bedroom is to the front, there is also a good sized kitchen/dining room, fully equipped kitchen with all integral appliances and all important window plus a refurbished bathroom. The present owner has maintained the property to a high standard throughout.

## OUTSIDE AREA

The property is accessed via electronic security gates which are located to the front of the development which provides access initially to the allocated parking and visitors parking. The property fronts onto a central courtyard with planting feature, paving, seating and an array of shrubs, plants and mature trees.

## FROM THE SELLER

I have been in the property for approximately 10 years and seek to downsize in the local area. I have enjoyed living in the apartment very much and have improved it to my own design and style by the fitting an electric water heater alongside new electric heating and re-fitting the en-suite bathroom. The property has been ideal for its location to local amenities and proximity to Banstead High Street. Although located off the High Street it is in a quiet courtyard position.

## KEY FEATURES

Ground floor - Two double bedrooms - Master bedroom with re-fitted en-suite - Fully integral kitchen - Allocated parking - Visitors parking - New electric heaters - New electric water heater - Banstead Village High Street location

## THE LOCAL AREA

Banstead Village is literally on your doorstep and offers a thriving High Street with plentiful independent shops, coffee shops, restaurants, supermarkets including Waitrose and Marks & Spencer's Foodhall. The excellent local schools, the array of vast open green belt spaces and countryside adds to its charm. There is good public transport and also excellent connections to the A217 road network which connects to the M25, M23 and A3. The area is relaxed and a lovely neighbourhood with a thriving community where people feel fully invested.

## 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

## LOCAL SCHOOLS

St Annes Catholic Primary School – Ages 4-11  
Banstead Infant School – Ages 4-7  
Banstead Community Junior School – Ages 7-11  
The Beacon School Secondary School – Ages 11-16  
Banstead Preparatory School – Aged 2-11  
Aberdour School – Ages 2-11

## 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

125 years from 2002.

## GROUND RENT

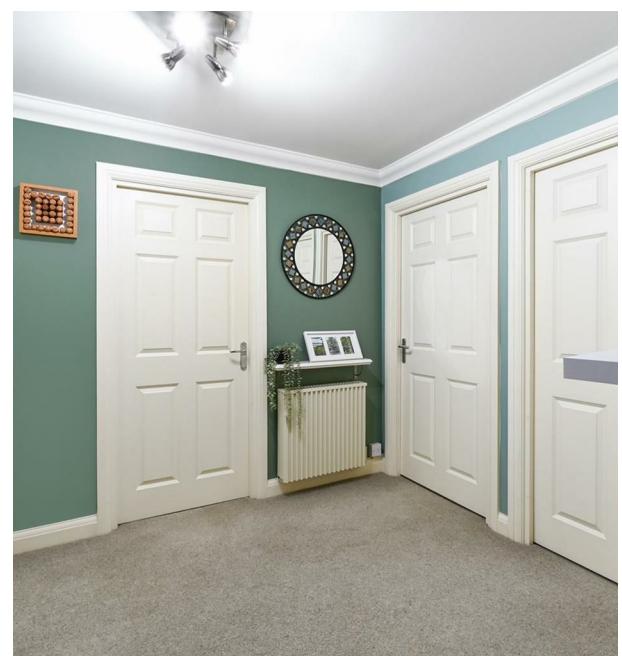
Currently £250.00 per annum increasing to £500 per annum from 1st January 2027 for 25 years.

## MAINTENANCE CHARGES

Approximately £1,700.00 per annum paid 6 monthly and includes Buildings Insurance.

## COUNCIL TAX

Reigate & Banstead BAND D £2,448.79 2025/26

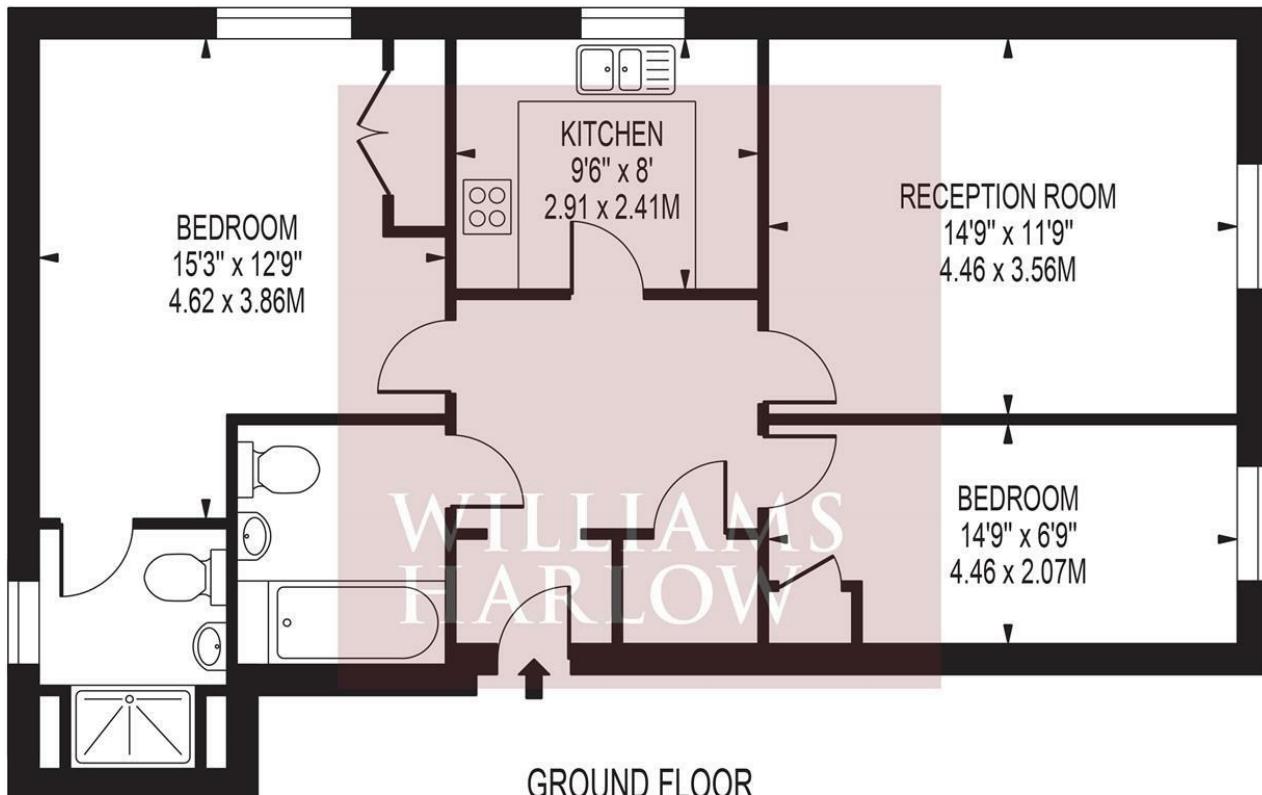


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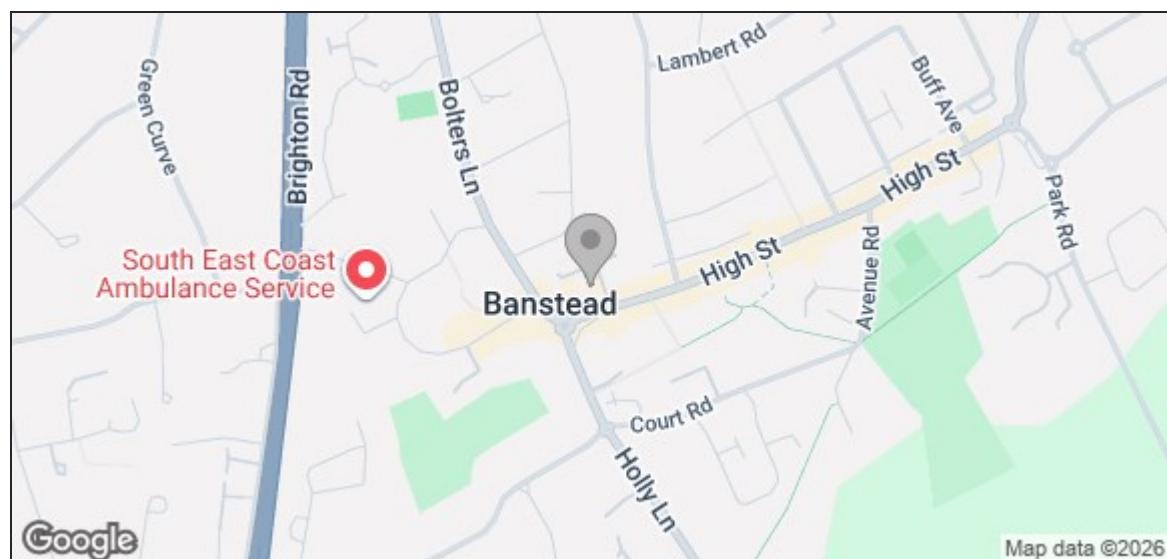
# WINGFIELD COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 741 SQ FT - 68.80 SQ M



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 OR 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

Rating	Score Range	Current	Potential
A	(92 plus)	71	77
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		

Not energy efficient - higher running costs