



**HIGH STREET,** BANSTEAD, SURREY, SM7 **£1,350** PCM

**Winkworth**



**HIGH STREET**  
BANSTEAD, SURREY, SM7

**A BRIGHT AND  
SPACIOUS ONE  
BEDROOM SECOND  
FLOOR APARTMENT,  
SITUATED IN BANSTEAD  
VILLAGE.**

Conveniently located, in the centre of the Village, with its selection of restaurants and shops, including Waitrose Supermarket and Marks & Spencer Simply Food. Frequent bus services are available to neighbouring towns including Epsom, Sutton and Reigate. The Lady Neville Recreation Ground with childrens playground and park café is close by, as is Banstead Downs golf course.



## BANSTEAD OFFICE

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### THE PROPERTY

#### AT A GLANCE...

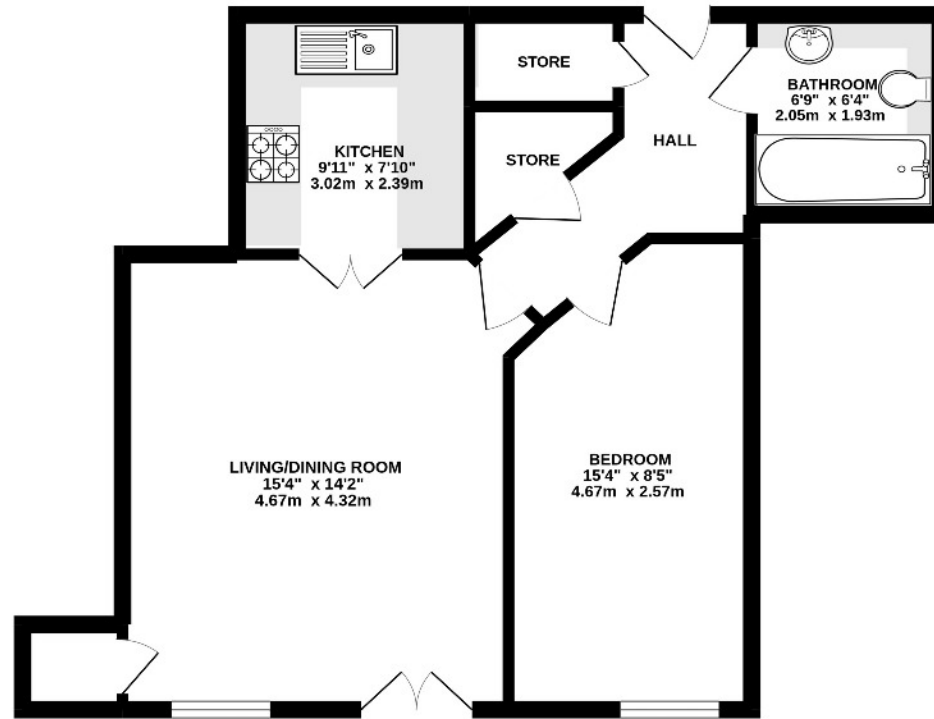
- Entrance Hall
- Living/Dining Room - 15'4" x 14'2" max (4.67m x 4.32m)
- Kitchen - 9'11" x 7'10" (3.02m x 2.39m)
- Bedroom 1 - 15'4" x 8'5" (4.67m x 2.57m)
- Bathroom - 6'9" x 6'4" (2.05m x 1.93m)
- Gated & Allocated Parking to the rear
- Convenient Location

This two bedroom purpose built apartment forms part of a modern development with a gated parking area situated in Banstead High Street.

The accommodation comprises entrance hall with storage cupboards, living/dining room and glazed double doors opening to a newly re-fitted kitchen which has a range of integrated appliances, double bedroom and a bathroom with a modern suite. The apartment has gas heating and double glazing throughout.

Its location benefits from excellent proximity to the local shops, restaurants and amenities and offers good access to bus routes, Banstead Station and local travel routes.





SECOND FLOOR FLAT

High Street, Banstead

INTERNAL FLOOR AREA (APPROX.) 525 sq ft/ 48.7 sq m



Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92+)		
B (81-91)			
C (69-80)		80	80
D (55-68)			
E (39-54)			
F (21-38)			
Not energy efficient - higher running costs	G (1-20)		
England, Scotland & Wales		EU Directive 2002/91/EC	

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## Banstead office

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