



**WINGFIELD COURT**, BANSTEAD, SURREY, SM7

**£375,000**

LEASEHOLD

**Winkworth**







## WINGFIELD COURT

BANSTEAD, SURREY, SM7

**WELL PRESENTED THROUGHOUT, THIS TWO BEDROOM MODERN GROUND FLOOR APARTMENT WITH ALLOCATED PARKING IS PERFECT FOR CONTEMPORARY LIVING.**

The property is set within a modern gated development just off Banstead High Street. Banstead Village is a hugely popular location with a range of shops including a Waitrose and Marks and Spencer's Simply Food, restaurants, bars and amenities. The area offers excellent local schools, the green open space of Banstead Park, and has superb road links with frequent bus services to neighbouring Epsom and Sutton, and the A217 and M25 both being easily accessible.





**WINGFIELD COURT**  
BANSTEAD, SURREY, SM7

This well-presented ground floor apartment offers bright and spacious accommodation throughout, and is set within this small gated development within easy reach of local shops.

Once inside, the owners attention to detail and the contemporary finish is immediately apparent. The property includes a reception hall, a lounge/dining room with french doors opening onto the small private patio and communal gardens, a modern fitted kitchen with granite work surfaces and a full compliment of appliances.

There are two spacious double bedrooms, with the principal bedroom benefiting from fitted wardrobes, and a modern family bathroom.

The property also benefits from gas central heating with Combi boiler and UPVC double glazing, modern internal panelled doors with chrome handles, and an allocated parking space situated behind electric gates, and additional visitor parking.

All in all a superb property in a very sought-after convenient location.



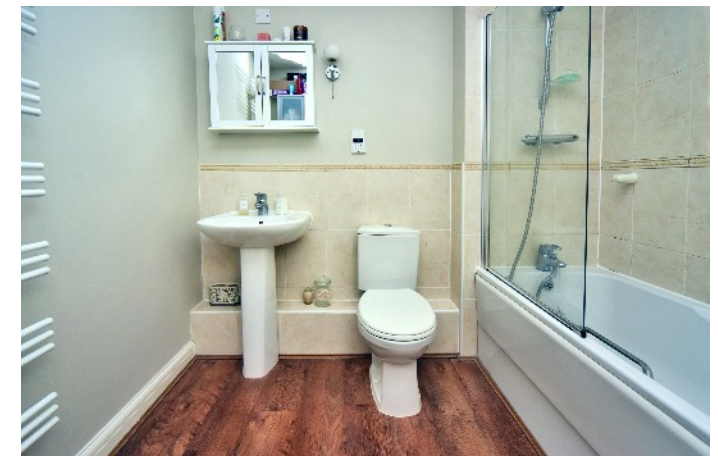
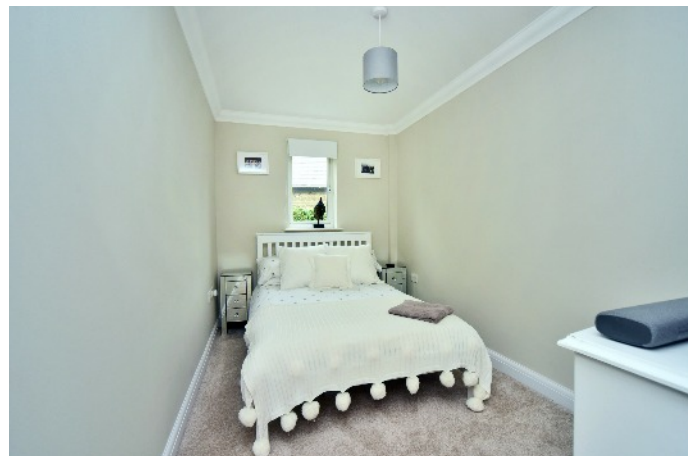


## BANSTEAD OFFICE

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### AT A GLANCE...

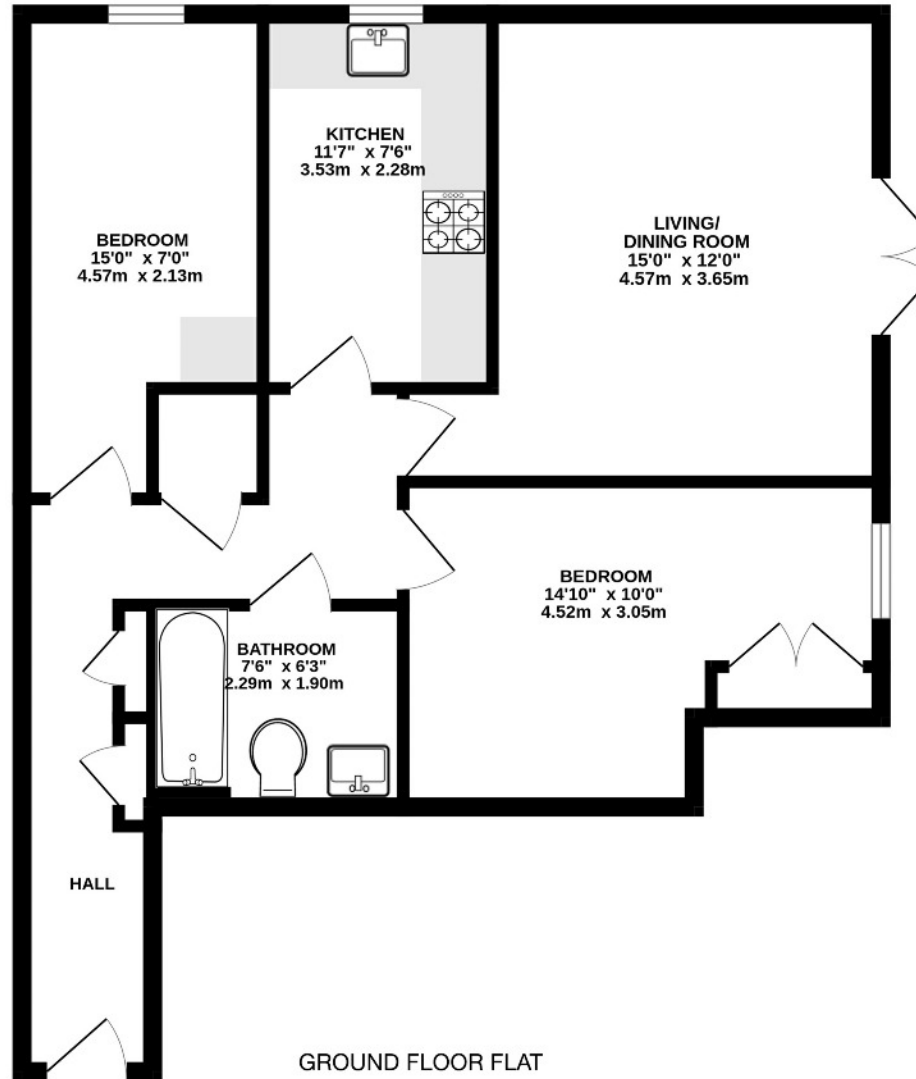
- Entrance Hall
- Living/Dining Room - 15'0" x 12'0" (4.57m x 3.65m)
- Kitchen - 11'7" x 7'6" (3.53m x 2.28m)
- Bedroom 1 - 14'10" x 10'0" (4.52m x 3.05m)
- Bedroom 2 - 15'0" x 7'0" (4.57m x 2.13m)
- Bathroom - 7'6" x 6'3" (2.29m x 1.90m)
- Video Entry System
- Allocated Parking Space
- Visitor Parking
- Private Patio
- Communal Gardens











GROUND FLOOR FLAT

### High Street, Banstead

INTERNAL FLOOR AREA (APPROX.) 680 sq ft/ 63.0 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. Made with Metropix © 2024.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	76	79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





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## Banstead office

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