



**WINGFIELD COURT,** BANSTEAD, SM7

**£1,600** PCM

**Winkworth**





## WINGFIELD COURT

BANSTEAD, SURREY, SM7

**THIS MODERN SECOND FLOOR  
APARTMENT IS WELL-PRESENTED  
THROUGHOUT, WITH ALLOCATED  
PARKING AND IDEALLY LOCATED IN  
BANSTEAD VILLAGE.**

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 second floor apartment offers bright and spacious accommodation throughout, and is set within this small gated development within easy reach of local shops.

Accessed via a communal entrance door and a lift to the second floor, the property includes a reception hall, a living room, a modern fitted kitchen with granite work surfaces and a full compliment of integrated appliances.

There are two double bedrooms with fitted wardrobes, with the principal bedroom benefiting from an ensuite shower room, and a separate modern family bathroom.

The property also benefits from a video entry phone system, gas central heating with Combi boiler and UPVC double glazing, and modern internal white panelled doors with chrome handles.

The property is offered to the market with no onward chain and benefits from 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.

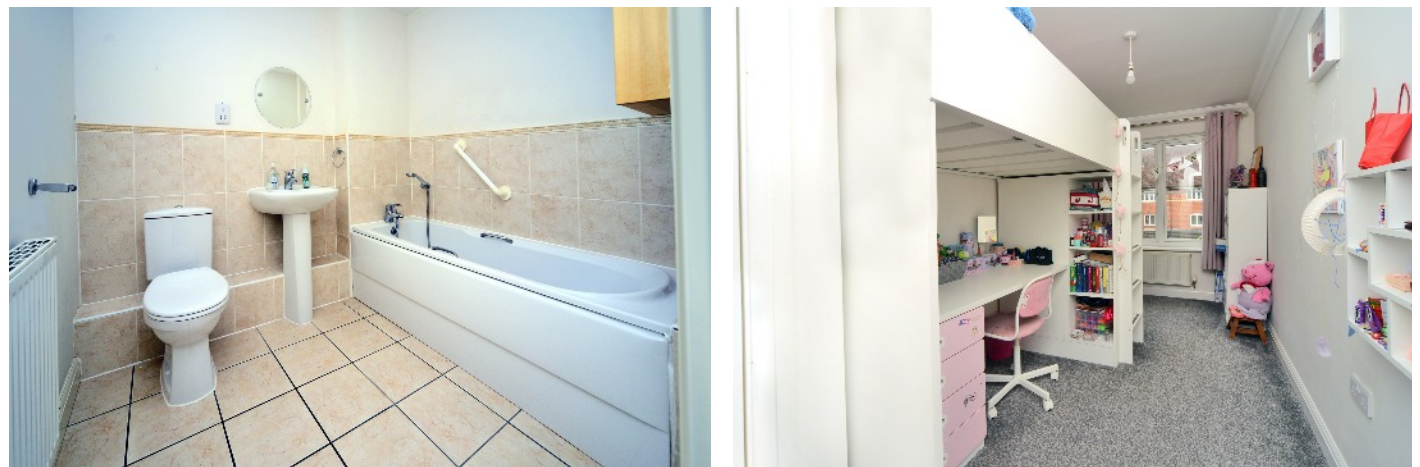


## BANSTEAD OFFICE

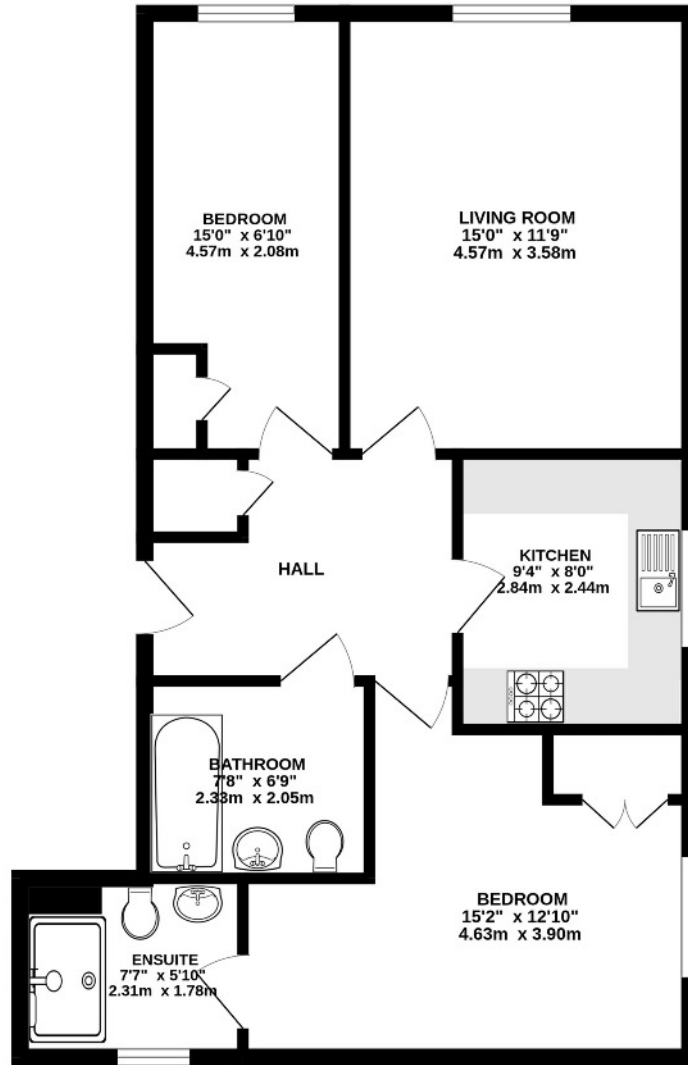
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### AT A GLANCE...

- Entrance Hall
- Living Room - 15'0" x 11'9" (4.57m x 3.58m)
- Kitchen - 9'4" x 8'0" (2.84m x 2.44m)
  
- Bedroom 1 - 15'2" x 12'10" (4.63m x 3.90m)
- Ensuite Shower - 7'7" x 5'10" (2.31m x 1.78m)
- Bedroom 2 - 15'0" x 6'10" (4.57m x 2.08m)
- Bathroom - 7'8" x 6'9" (2.33m x 2.05m)
  
- Video Entry System
- Lift
- Allocated Parking Space
- Visitor Parking
- Communal Gardens







FIRST FLOOR FLAT

### High Street, Banstead

INTERNAL FLOOR AREA (APPROX.) 690 sq ft/ 64.0 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>	73	78
(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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**Winkworth**

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