



**THE TRACERY**, BANSTEAD, SURREY, SM7

OIEO **£425,000**

LEASEHOLD

**Winkworth**





## HIGHDOWN CLOSE

BANSTEAD, SURREY, SM7

**THIS WELL-APPOINTED LUXURY TWO  
BEDROOM SECOND FLOOR APARTMENT  
WITH LIFT ACCESS IS OFFERED TO THE  
MARKET FOR THE FIRST TIME SINCE NEW  
IN 2003.**

The Tracery is a development set back from Park Road and is within a short walk of Banstead High Street, which offers an excellent selection of shops including Waitrose Supermarket and Marks & Spencer Simply Food. Also close to local bus services providing transport to neighbouring towns including Epsom, Sutton and Reigate.



## HIGHDOWN CLOSE BANSTEAD, SURREY, SM7

Offered to the market with no onward chain, this lovely property has been well maintained throughout.

Situated within a highly sought after location with access across to The Lady Neville Recreation Ground to Banstead Village, is this bright and deceptively spacious property.

Accessed via a welcoming communal entrance hall, this spacious apartment has a video entry phone system, and comprises; two bedrooms, with an ensuite shower room to the principal bedroom, a modern fitted kitchen with integrated appliances, a dual aspect living room, and a family sized bathroom.

The property has been exceedingly well cared for by the current owners, and is immaculate throughout. The grounds and main building are also professionally maintained to a very high standard.

Further benefits include allocated parking, ample visitor parking, and a lift to the upper floors. All in all this is a refined and practical home, whether for a busy young family, or for someone who is now ready for a slightly easier lifestyle.

Frequent bus services are available to neighbouring towns including Epsom, Sutton and Reigate. The Lady Neville Recreation Ground with children's playground and park café is close by, as are Banstead Downs and



## BANSTEAD OFFICE

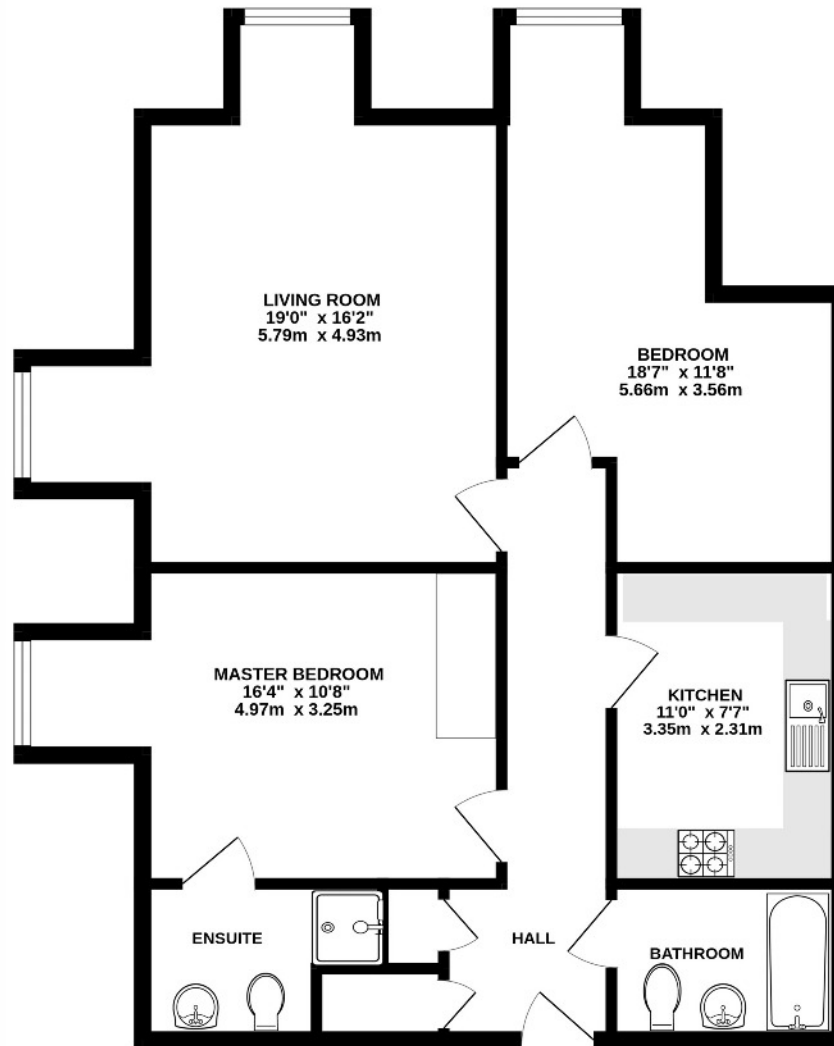
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### AT A GLANCE...

- Entrance Hall
- Video Entry System
- Living Room - 19'0" x 16'2" (5.79m x 4.93m)
- Kitchen - 11'6" x 7'7" (3.35m x 2.31m)
  
- Bedroom 1 - 16'4" x 10'8" (4.97m x 3.25m)
- Ensuite Shower
- Bedroom 2 - 18'7" x 11'8" (5.66m x 3.56m)
- Main Bathroom
  
- Allocated & Visitor Parking
- Communal Gardens







SECOND FLOOR FLAT

**The Tracery, Banstead**  
INTERNAL FLOOR AREA (APPROX.) 790 sq ft/ 73.4 sq m

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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 © 2014.

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>	80	81
(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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