



WINGFIELD COURT, BANSTEAD, SURREY, SM7

£385,000

SHARE OF FREEHOLD





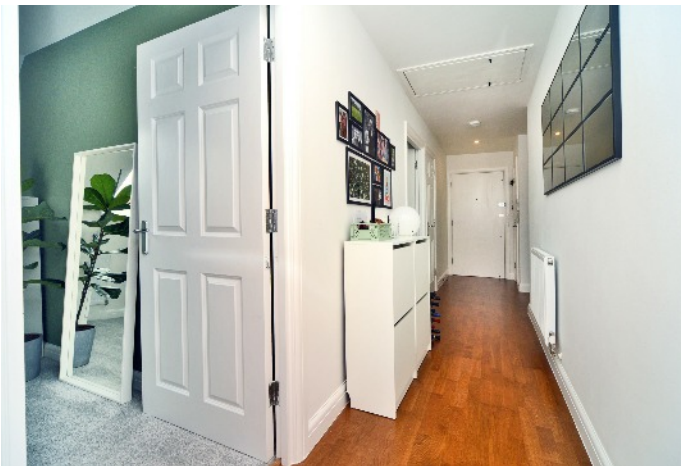


WINGFIELD COURT

BANSTEAD, SURREY, SM7

SUPERBLY FINISHED THROUGHOUT TO AN EXCEPTIONAL STANDARD, THIS TWO BEDROOM MODERN APARTMENT IS PERFECT FOR CONTEMPORARY LIVING.

The property is set within a modern gated development in a quiet yet convenient location 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 the A217 and M25 both being easily accessible.



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This top floor apartment has been tastefully refurbished throughout in recent years, and has been meticulously maintained by the owner.

The property includes a spacious reception hall, light and bright living room, new luxury fitted kitchen installed in August 2023 with integrated Bosch appliances including oven, induction hob, and dishwasher, plus a freestanding washer dryer and fridge freezer.

There are two spacious double bedrooms, with fitted wardrobes in the principal bedroom, and a recently refurbished bathroom.

The property also benefits from a newly installed gas central heating system (new boiler, radiators and hive smart thermostat, installed July 2022), double glazing, new carpets and flooring, generous boarded loft space and a video entry phone system.

All in all an immaculate property, that is beautifully finished throughout.

BANSTEAD OFFICE

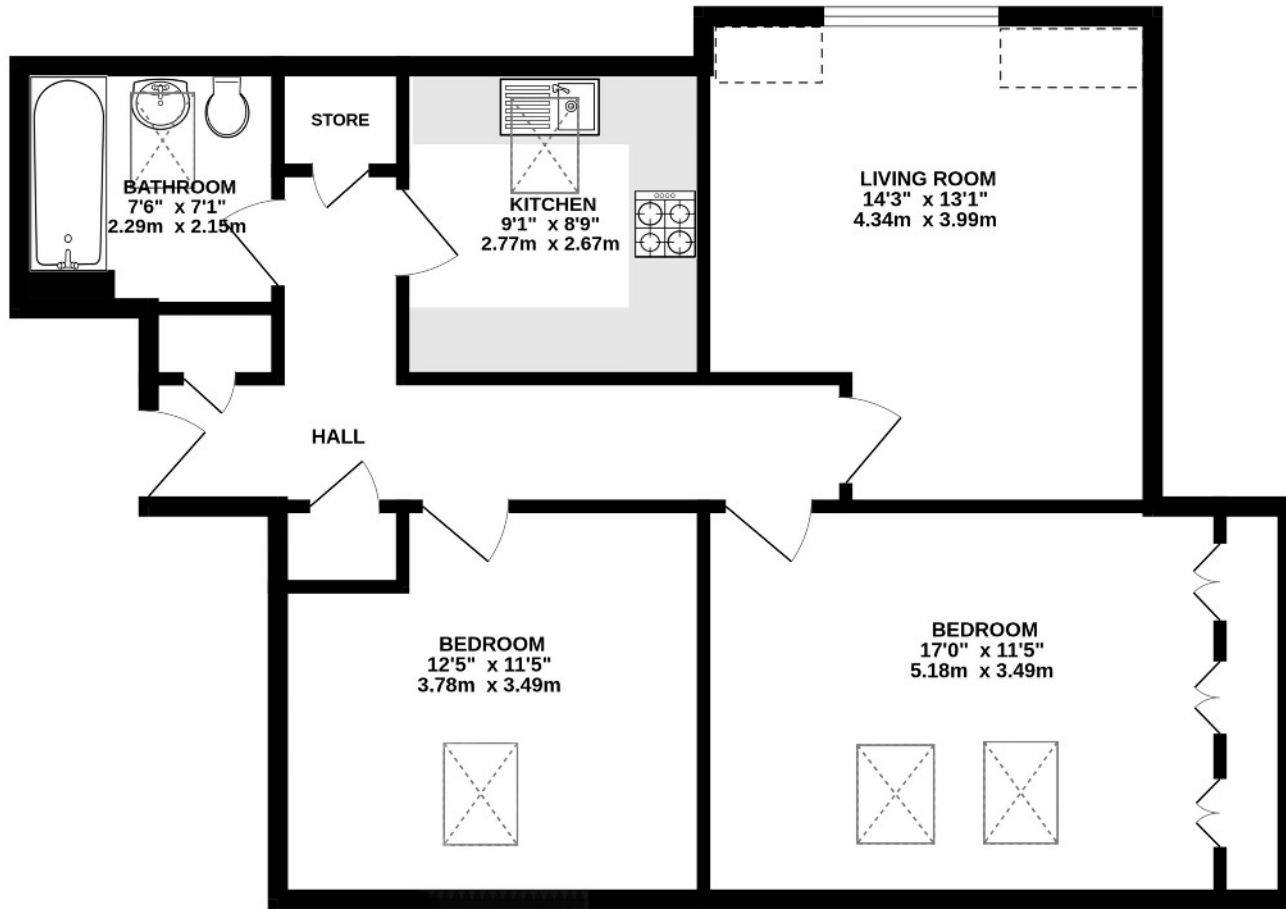
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AT A GLANCE...

- Entrance Hall
- Living Room - 14'3" x 13'1" (4.34m x 3.99m)
- Kitchen - 9'1" x 8'9" (2.77m x 2.67m)
- Bedroom 1 - 17'0" x 11'5" (5.18m x 3.49m)
- Bedroom 2 - 12'5" x 11'5" (3.78m x 3.49m)
- Bathroom - 7'6" x 7'1" (2.29m x 2.15m)
- Loft Space
- Video Entry System
- Parking Space
- Visitor Parking
- Communal Gardens
- Access to secure bike storage
- Quiet but convenient location







THIRD FLOOR FLAT

High Street, Banstead

INTERNAL FLOOR AREA (APPROX.) 760 sq ft/ 70.0 sq m

Winkworth

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-)	A		
(81-91)	B	82	82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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

See things differently.