



WINGFIELD COURT, HIGH STREET, BANSTEAD, SURREY, SM7

£545,000

LEASEHOLD

Winkworth



WINGFIELD COURT

BANSTEAD, SURREY, SM7

**A BRIGHT AND SPACIOUS
THREE BEDROOM/TWO
BATHROOM MODERN
APARTMENT WITH TWO
ALLOCATED PARKING
SPACES SET WITHIN A
GATED DEVELOPMENT.**

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.

BANSTEAD OFFICE

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AT A GLANCE...

- Entrance Hall
- Living/Dining Room - 24'2" x 17'0" (7.37m x 5.18m)
- Kitchen - 16'2" x 6'10" (4.93m x 2.09m)
- Bedroom 1 - 17'2" x 9'6" (5.23m x 2.90m)
- En-suite Shower Room
- Bedroom 2 - 16'2" x 10'2" (4.93m x 3.09m)
- Bedroom 3 - 12'1" x 7'1" (3.68m x 2.16m)
- Bathroom - 7'6" x 7'2" (2.29m x 2.18m)
- Loft Space
- Video Entry System
- Two Parking Space
- Visitor Parking
- Communal Gardens
- Access to secure bike storage

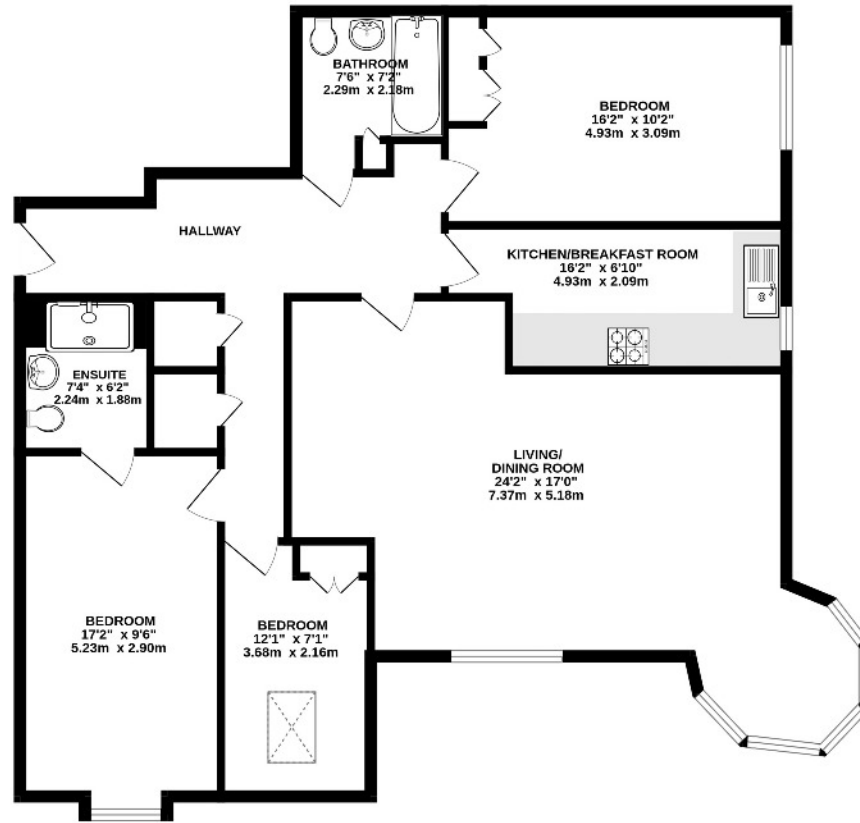
THE PROPERTY

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.

The property comprises a reception hall, a spacious lounge/dining room with a turret feature, a fitted kitchen with a full compliment of appliances, two generous double bedrooms, both with fitted wardrobes, the principal bedroom also benefiting from a chest of drawers, an ottoman and a bedroom stool together with an en-suite shower room, a further single bedroom with fitted wardrobe, and a family bathroom.

Outside there are two allocated parking spaces situated behind electric gates, and additional visitor parking. The property also benefits from gas central heating and UPVC double glazing.





SECOND FLOOR FLAT

High Street, Banstead

INTERNAL FLOOR AREA (APPROX.) 1160 sq ft/ 107.7 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. Made with Metropix © 2024.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	79
(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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See things differently.