



Luxurious penthouse apartment within a central Banstead village location

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The Tracery

Banstead

SM7 3DD

Banstead Village a 5 minute walk
London by rail 40 minutes from Banstead
or change at Sutton 25 minutes
M25 (Junction 8) 5 miles
All times and distances are approximate

Stylish penthouse living in a central Banstead location and just a short walk from the village with its array of shops and restaurants. this superb top floor apartment is luxurious and immaculately presented. Viewing is recommended.

- Hallway
- Sitting Room
- Kitchen - Breakfast Room
- Three Bedrooms
- Bathroom
- En-Suite Shower Room
- Allocated Parking

Price £530,000





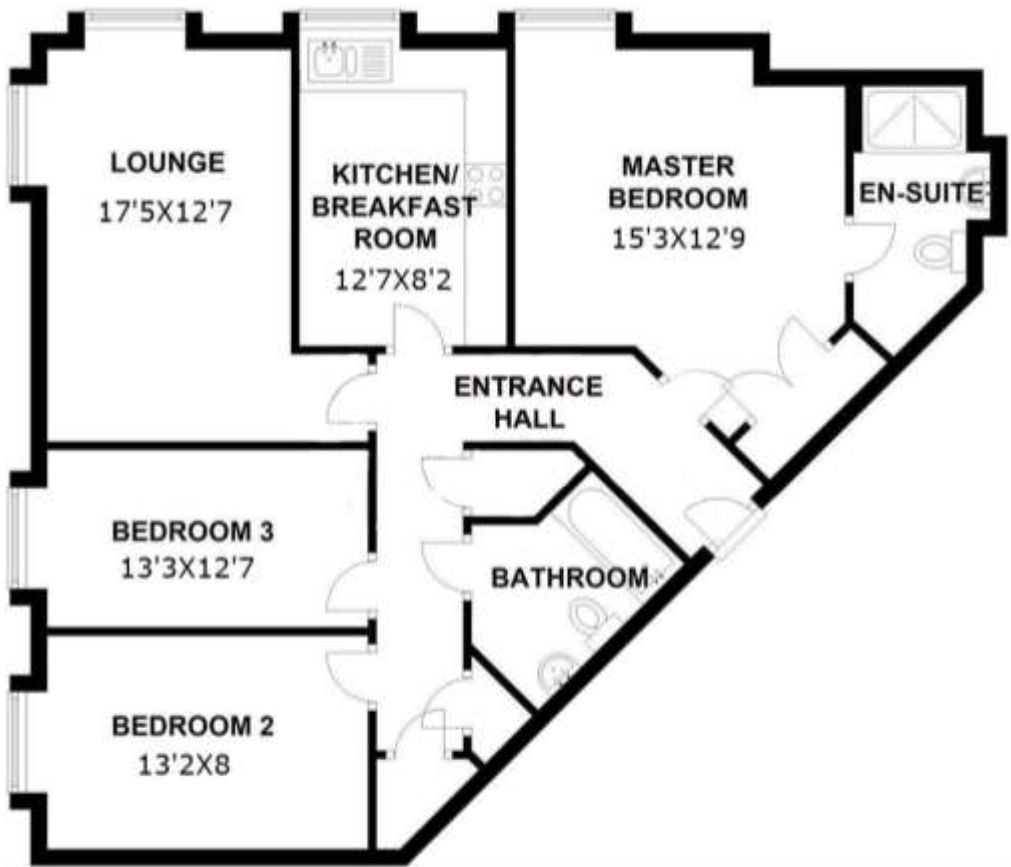
This peaceful location opposite the Lady Neville Park is within a few minutes' walk of the High Street with its excellent shopping including Waitrose Supermarket and M&S Simply Food. There is also a choice of sought-after schools and nurseries within a short walk and nearby the A217 gives an arterial route to London and to the M25 at Reigate Hill (Junction 8). The village also offers much for social and leisure pursuits including many restaurants, cafes and the Woolpack pub.

This penthouse apartment is beautifully appointed and presented in immaculate condition. The interior boasts many of luxuries including contemporary kitchen - breakfast room and a wealth of storage with fitted wardrobes in the principal bedroom. There is a private allocated parking space and the communal gardens to the front and rear are landscaped and all within moments of Banstead high street. Available with no onward chain, an internal viewing is highly recommended.



Three Generous Bedrooms | Contemporary Integrated Kitchen | Spacious Sitting Room | Luxurious En-Suite To Principal Bedroom | Immaculate Condition Throughout | Excellent Storage Throughout | Within Moments Of Banstead High Street With Its Array Of Shops | | Village location | No Onward Chain





Tenure: Leasehold
 Years on Lease: 105 years left
 Service Charge: £4,120.44 renews end of March
 Ground Rent: £250
 Local Authority: Reigate and Banstead Borough Council
 Council Tax Band: E
 All mains services
 To the best of our knowledge on production of this brochure

TOTAL FLOOR AREA
 912 SQ FT / 84.7 SQ M

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Viewing
 Please call us to arrange
 a viewing appointment

1 Waterhouse Lane
 Kingswood
 01737 360000

2 High Street
 Banstead
 01737 363333

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