



A generously sized apartment in a central village location

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Forge Steading Banstead SM7 2DT

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

A well-appointed second floor, two bedroom apartment in the centre of Banstead Village and just off of the High Street. With an allocated car port and a secure storage locker, this property offers ready amenity and is available with no onward chain.

- | Entrance Hall
- | Kitchen
- | Sitting / Dining Room
- | 2 Bedrooms
- | Bathroom
- | 2 Balconies
- | Locker Storage
- | Allocated Car Port

Price £365,000





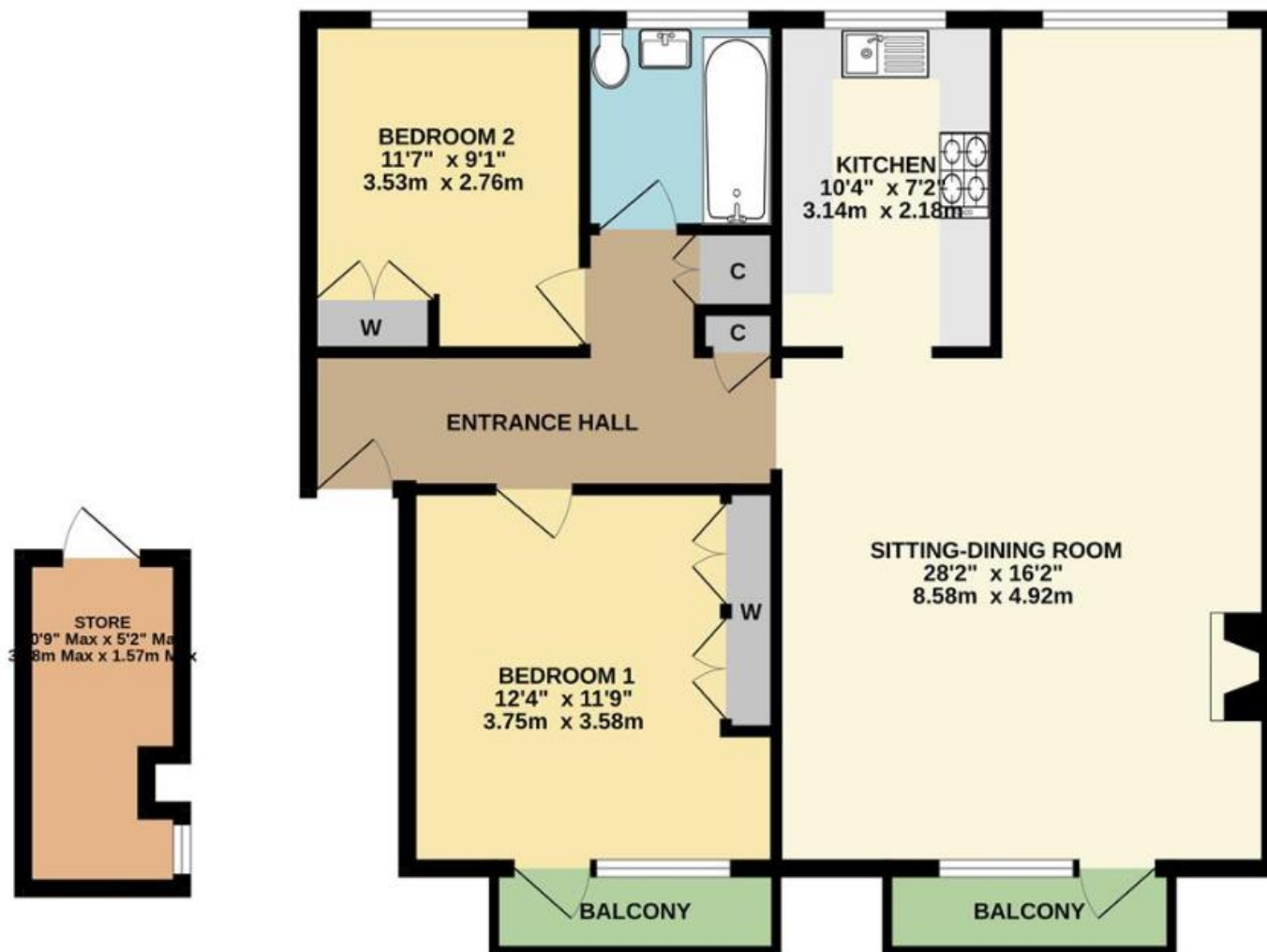
Forge Steading is situated off of the High Street with all the amenities it provides. There is a good selection of local schooling in this vicinity, as well as the open spaces of Lady Neville Recreation Ground with Park Café nearby. Bus services are available from the village to neighbouring towns including Epsom, Sutton and Reigate.

This second floor, two bedroom apartment is well-finished and presented in overall good condition, with a modern fitted kitchen and bathroom. The two bedrooms are both doubles with built-in wardrobes, there is a balcony off of the principal bedroom facing the South-East. The adjacent balcony is off the dual-aspect open-plan sitting-dining room. Externally the property benefits from secure storage on the ground floor of the block and an allocated carport space.



Central Village Location | 2 Double Bedroom with built-in Storage | Carport | Two South-Easterly Balconies | Secure Storage Locker | Close to Transport Links | Modern Fitted Bathroom | Double Glazing Throughout | Gas Fired Central Heating | End of Chain





TOTAL FLOOR AREA
873 SQ FT / 81.1 SQ M

Tenure: Leasehold – Share of Freehold
 Years Remaining – 941
 Service Charge - £1,944 pa
 Local Authority: Reigate and Banstead Borough Council
 Council Tax Band: D
 All mains services

Score	Energy rating	Current	Potential
92+	A		
81-91	B	91 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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