



**HIGH STREET,** BANSTEAD, SURREY, SM7    **£220,000**    LEASEHOLD





## HIGH STREET BANSTEAD, SURREY, SM7

**A WELL-PRESENTED ONE  
BEDROOM FIRST FLOOR  
APARTMENT, IN A  
CENTRAL LOCATION IN  
BANSTEAD HIGH STREET.**

Ideally situated in the heart of the village, with its selection of restaurants and shops, including Waitrose Supermarket and Marks & Spencer Simply Food. The property is within the catchment area for good local schools for all age groups, and the green open spaces of Lady Neville Recreation Ground, with its cafe and children's playground is close by. Frequent bus services are available to neighbouring towns including Epsom, Sutton and Reigate.

## BANSTEAD OFFICE

01737 362 362 | banstead@winkworth.co.uk

### AT A GLANCE...

- Telephone Entry System
- Entrance Hall
- Living/Dining Room - 14'10" x 14'4" max (4.52m x 4.37m)
- Kitchen Area - 9'11" x 7'3" (3.03m x 2.21m)
- Bedroom - 12'11" x 8'7" (3.94m x 2.62m)
- Bathroom - 6'7" x 6'5" (2.01m x 1.96m)
- Gated & Allocated Parking to the rear
- Convenient Location

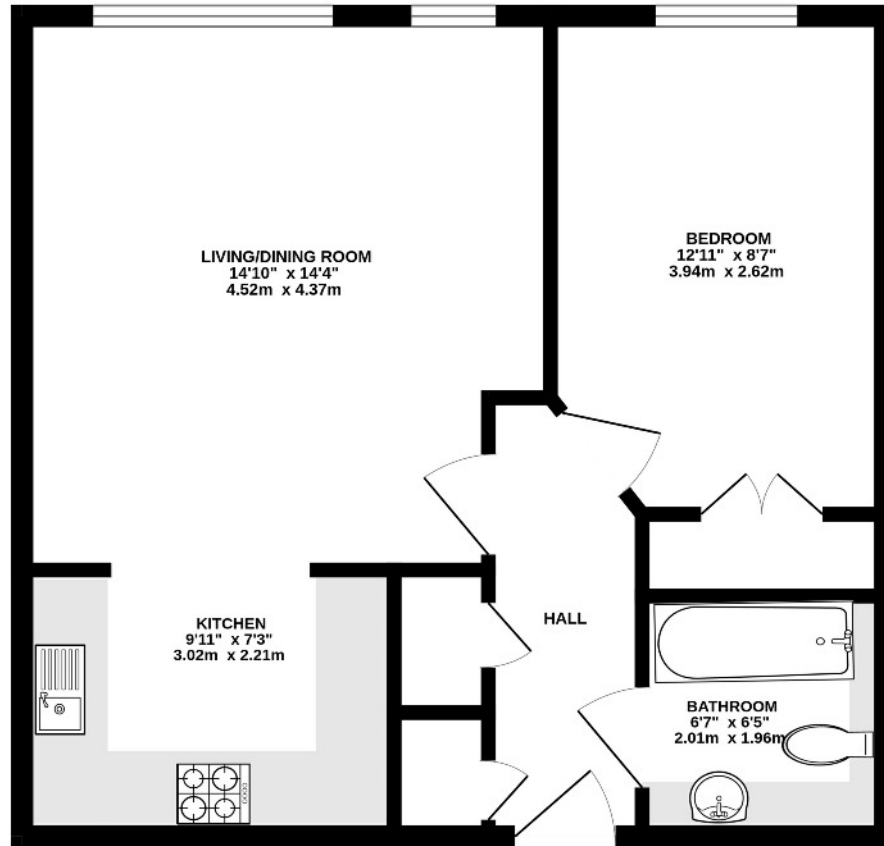
### THE PROPERTY

This convenient location means that local shops, restaurants and amenities are all on your doorstep.

The apartment is beautifully presented throughout, comprising one bedroom with built in wardrobes, a living/dining room opening to a fitted kitchen area which has a range of units and integrated appliances, and useful storage cupboards in the entrance hall. The apartment also benefits from gas central heating and double glazing throughout, and an allocated parking space.

Century House is a modern development with its own gated parking area to the rear.





FIRST FLOOR FLAT

**High Street, Banstead**

INTERNAL FLOOR AREA (APPROX.) 510 sq ft/ 47.34 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 © 2023.

**Winkworth**

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>	76	76
(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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**Winkworth**

See things differently.