



**THE TRACERY,** BANSTEAD, SURREY, SM7

**£1,650.00**

PCM

**Winkworth**







## THE TRACERY

BANSTEAD, SURREY, SM7

### **A WELL-APPOINTED LUXURY TWO BEDROOM SECOND FLOOR APARTMENT WITH LIFT ACCESS AND ALLOCATED RESIDENTS PARKING.**

The Tracery is a development set back from Park Road and is within a short walk of Banstead High Street, which offers an excellent selection of shops including Waitrose Supermarket and Marks & Spencer Simply Food. Also close to local bus services providing transport to neighbouring towns including Epsom, Sutton and Reigate.





## THE TRACERY

BANSTEAD, SURREY, SM7

Offered to the market with no onward chain, this lovely property has been well maintained throughout.

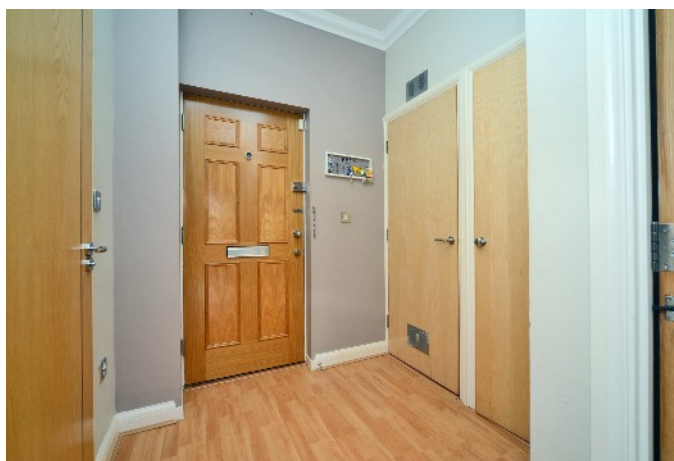
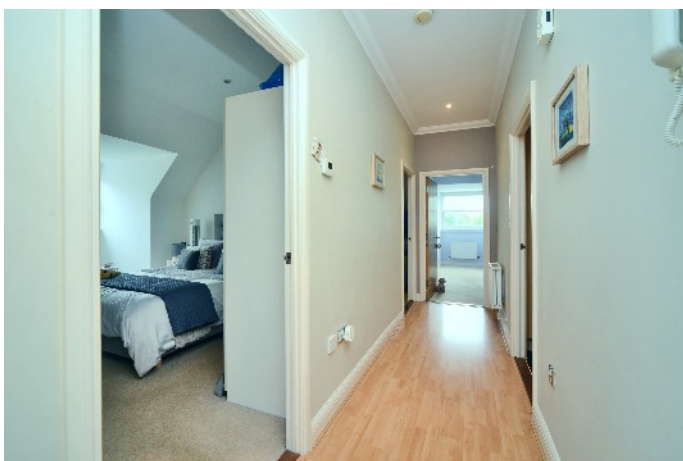
Situated within a highly sought after location with access across to The Lady Neville Recreation Ground to Banstead Village, is this bright and deceptively spacious property.

Accessed via a welcoming communal entrance hall, this spacious apartment has a video entry phone system, and comprises; a dual aspect living/dining room, a modern fitted kitchen with integrated appliances, two bedrooms, with an ensuite shower room to the principal bedroom and a further bathroom.

The grounds and main building are also professionally maintained to a very high standard.

Further benefits include allocated parking, ample visitor parking, and a lift to the upper floors. All in all this is a refined and practical home, whether for a busy young family, or for someone who is now ready for a slightly easier lifestyle.

Frequent bus services are available to neighbouring towns including Epsom, Sutton and Reigate. The Lady Neville Recreation Ground with children's playground and park café is close by, as are Banstead Downs and Cuddington Golf Courses.





## BANSTEAD OFFICE

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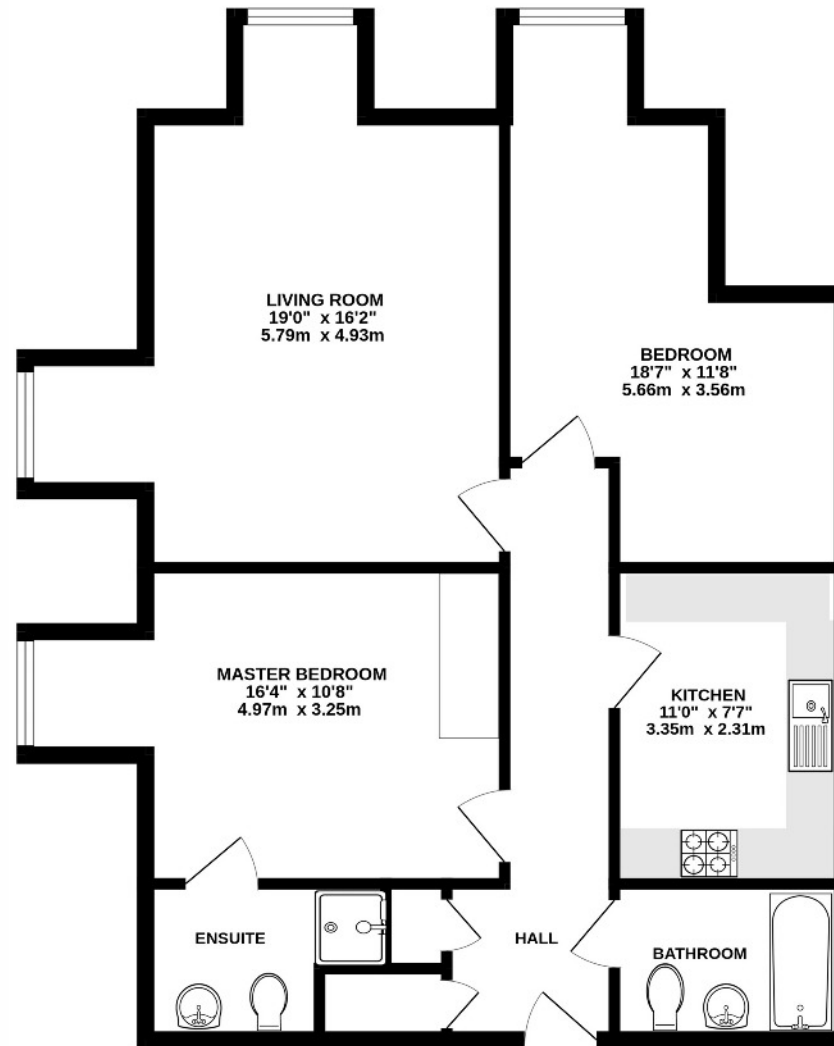
### AT A GLANCE...

- Entrance Hall
- Video Entry System
- Living/Dining Room - 19'0" x 16'2" (5.79m x 4.93m)
- Kitchen - 11'6" x 7'7" (3.35m x 2.31m)
- Bedroom 1 - 16'4" x 10'8" (4.97m x 3.25m)
- Ensuite Shower
- Bedroom 2 - 18'7" x 11'8" (5.66m x 3.56m)
- Main Bathroom
- Allocated & Visitor Parking
- Communal Gardens









SECOND FLOOR FLAT

**The Tracery, Banstead**  
 INTERNAL FLOOR AREA (APPROX.) 790 sq ft/ 73.4 sq m

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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 © 2014.

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>	80	81
(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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