



WELL HOUSE, BANSTEAD, SURREY, SM7

£375,000 LEASEHOLD

Winkworth



WELL HOUSE
BANSTEAD, SURREY, SM7

**A TWO BEDROOM
GROUND FLOOR
APARTMENT CLOSE TO
BANSTEAD HIGH
STREET**

Banstead High Street with its excellent blend of local and national businesses, cafes and restaurants is within walking distance. Frequent bus services are available and provide access to neighbouring towns including Epsom, Sutton and Reigate. The Lady Neville Recreation Ground with its park café is close by, as are well-regarded schools for all age groups.



BANSTEAD OFFICE

01737 362 362 | banstead@winkworth.co.uk

AT A GLANCE...

- Living/Dining Room - 19'9" x 11'9" max (6.02m x 3.58m)
- Kitchen - 13'6" x 7'5" (4.11m x 2.26m)
- Bedroom 1 - 14'0" x 13'6" (4.27m x 4.12m)
- Bedroom 2 - 13'9" x 8'1" (4.19m x 2.46m)
- Bathroom/Separate WC
- Lockable Storage Cupboard - 8'5" x 6'4" (2.56m x 1.93)
- Private Car Port
- Communal Gardens
- Council Band: D

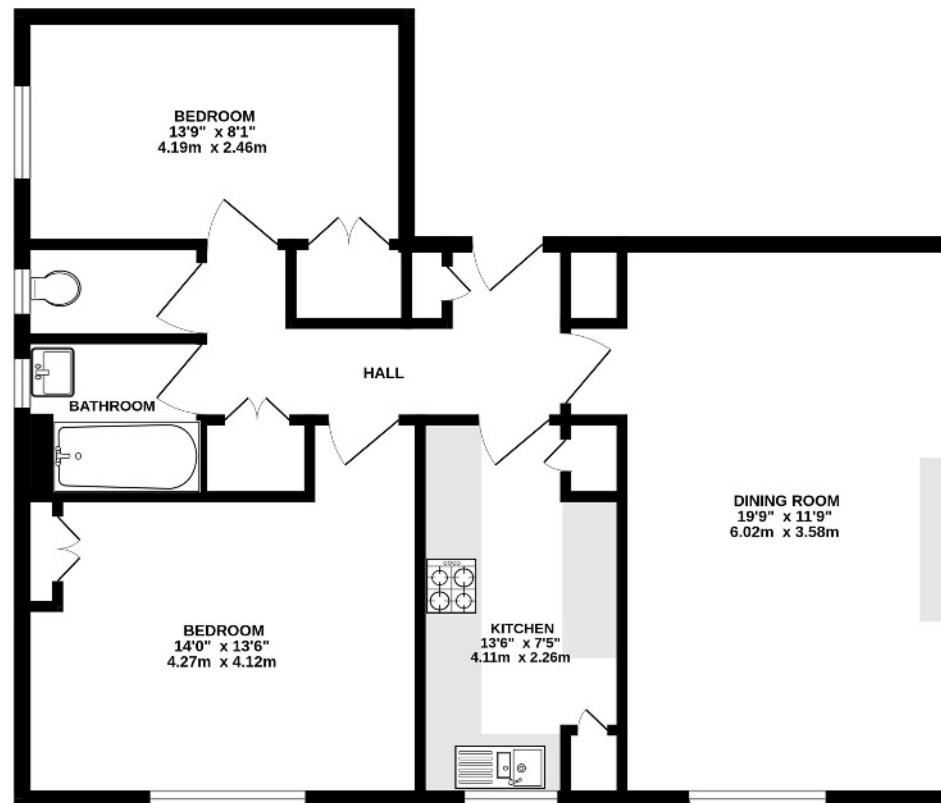
THE PROPERTY

Conveniently situated in a quiet development, this purpose built ground floor apartment offers well planned accommodation.

Once inside the generous living space is apparent. The apartment has recently been re-carpeted and comprises; living/dining room with a fireplace, a fitted kitchen with ample worktop space, a range of high and low level units together with space and plumbing for appliances, a main bedroom with a built-in wardrobe, a second double bedroom and a modern bathroom with separate WC.

The property also comes with a private parking space in a car port.





GROUND FLOOR FLAT

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	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	

Winkworth

Woodmansterne Lane, Banstead

INTERNAL FLOOR AREA (APPROX.) 770 sq ft/ 71.5 sq m

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