



FORGE STEADING, BANSTEAD, SURREY, SM7

£350,000

LEASEHOLD

Winkworth





FORGE STEADING

BANSTEAD, SURREY, SM7

**THIS LOVELY TWO BEDROOM SECOND FLOOR
APARTMENT IS WELL PRESENTED
THROUGHOUT, WITH A PRIVATE CAR PORT.**

Forge Steading is conveniently located within yards of Banstead High Street, with its variety of local and national retailers including Waitrose and M&S Simply Food, as well as restaurants and cafes. Frequent Bus services run to both Sutton and Epsom Town Centres. The Lady Neville Park is just a short walk away.



FORGE STEADING BANSTEAD, SURREY, SM7

Offered with no onward chain, and a share of the freehold, this well-presented property has been lovingly maintained by the owner.

Genuinely bright and spacious, the apartment forms part of a development that is set within landscaped communal gardens, and is within easy reach of the high street.

The accommodation briefly comprises; communal entrance with entry phone system, entrance hall, generous loft space, a living room with separate dining area, a fitted kitchen with ample worktop and cupboard space, a large main bedroom with built-in wardrobes, a further double bedroom and a family bathroom.

Outside there are well kept communal gardens, with this property also benefiting from an allocated car port.

All in all, a superb property in a very convenient location, close to well regarded schools, both private and state run for all age groups. The area is surrounded by some of Surrey's finest open green belt countryside and fine walks and sporting pursuits can be enjoyed.



BANSTEAD OFFICE

01737 362 362 | banstead@winkworth.co.uk

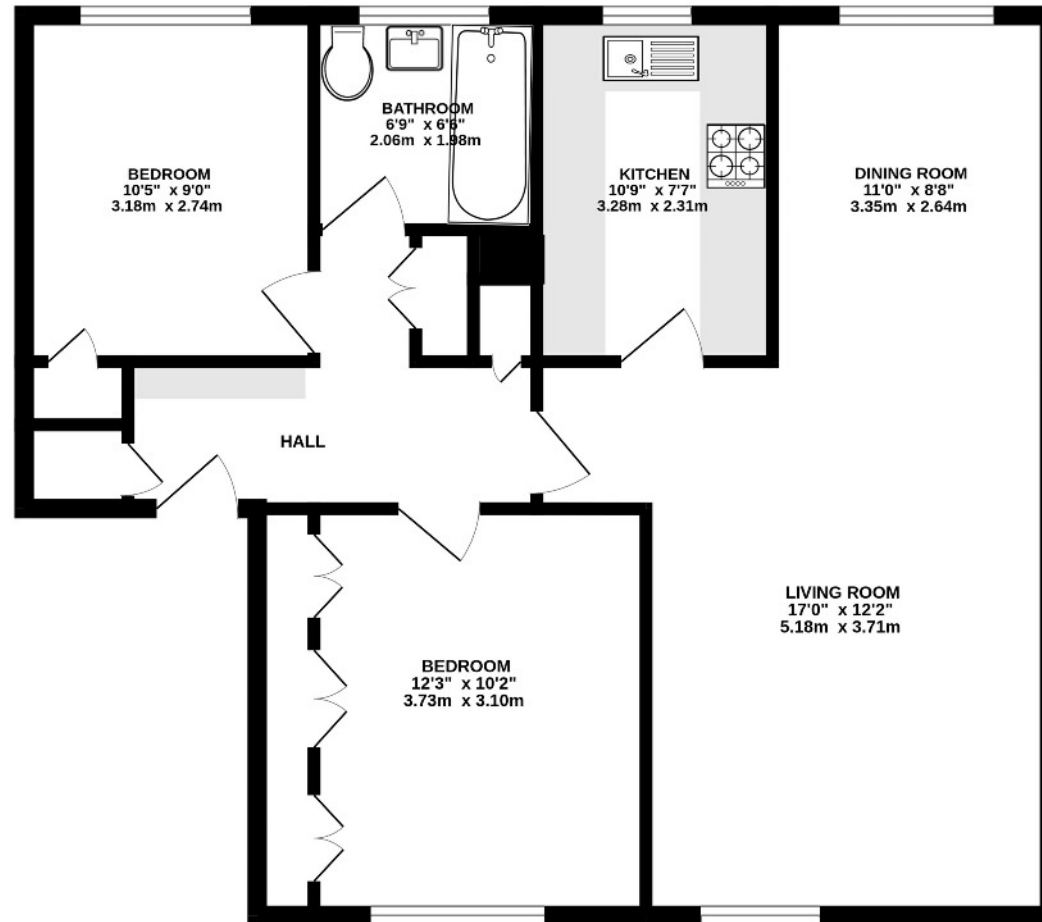
AT A GLANCE...

- Communal Entrance
- Telephone Entry System
- Entrance Hall
- Living Room - 21'0" x 15'2" max (6.40m x 4.62m)
- Dining Area - 10'3" x 8'0" (3.12m x 2.43m)
- Kitchen - 10'3" x 8'0" (3.12m x 2.43m)
- Bedroom 1 - 15'9" x 10'2" (4.80m x 3.10m)
- Bedroom 2 - 10'8" x 10'6" (3.25m x 3.20m)
- Bathroom - 7'0" x 6'7" (2.13m x 2.01m)
- Car Port
- Communal Gardens
- Share of Freehold
- Council Tax Band - D





Forge Steading, Banstead
INTERNAL FLOOR AREA (APPROX.) 770 sq ft/ 71.5 sq m



SECOND FLOOR FLAT

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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 © 2025.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(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



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Banstead office

100 High Street, Banstead, SM7 2NN
01737 362 362 | banstead@winkworth.co.uk

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See things differently.