



**WELL HOUSE,** BANSTEAD, SURREY, SM7

**£392,000**

LEASEHOLD

**Winkworth**





## WELL HOUSE

BANSTEAD, SURREY, SM7

**AN IMMACULATE TWO BEDROOM SECOND FLOOR SPLIT LEVEL APARTMENT THAT HAS BEEN SYMPATHETICALLY REFURBISHED THROUGHOUT.**

Banstead High Street with its excellent blend of local and national retailers, 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 Banstead Downs and Cuddington Golf Courses.



**WELL HOUSE**  
BANSTEAD, SURREY, SM7

Conveniently situated in a quiet development this purpose built second floor apartment offers well planned accommodation over two floors, with under floor heating throughout.

Once inside the generous amount of living space is apparent. The open plan living/dining room with its polished wood flooring has direct access to your own balcony which affords a lovely view of the communal gardens. There is a recently fitted modern kitchen adjacent to the dining area, with a full range of integrated appliances.

The upstairs provides a principal bedroom with built in wardrobes, a second double bedroom, and a modern bathroom with separate second WC.

A useful and lockable storage cupboard measuring 12' x 11'8" can be found adjacent to the covered parking space (car port).

The property has been modernised to a high standard throughout and would suit a range of buyers.



## BANSTEAD OFFICE

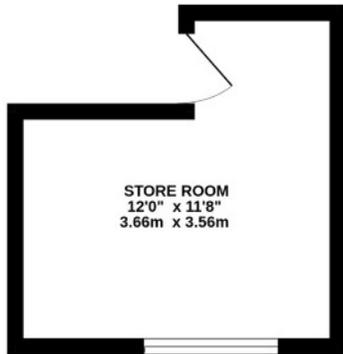
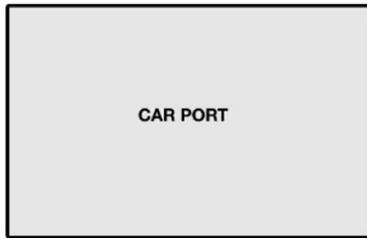
01737 362 362 | banstead@winkworth.co.uk

### AT A GLANCE...

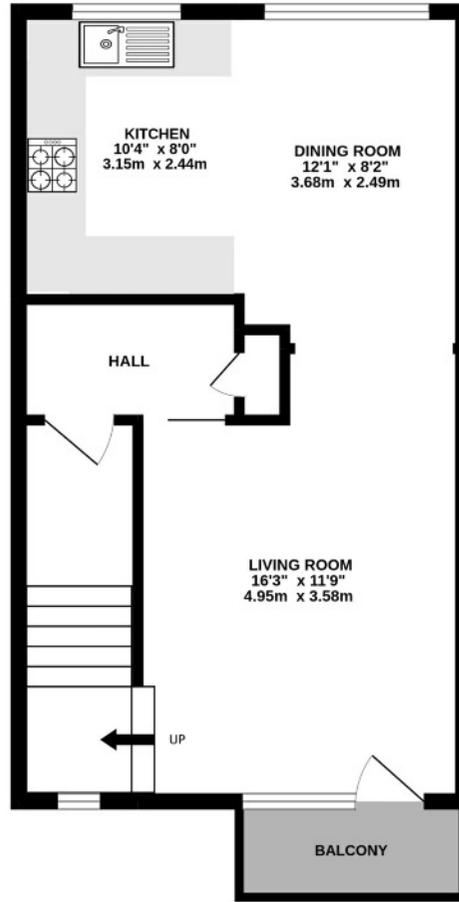
- Communal Entrance
- Entrance lobby
- Living Room - 16'3" x 12'0" (4.32m x 3.66m)
- Dining Room - 12'3" x 8'4" (3.73m x 2.54m)
- Kitchen - 10'4" x 7'10" (3.15m x 2.39m)
- Balcony
- Bedroom 1 - 14'2" x 12'0" (3.73m x 3.63m)
- Bedroom 2 - 13'9" x 7'8" (4.19m x 2.34m)
- Bathroom - 8'0" x 6'5" (2.45m x 1.95m)
- WC
- Storage Room - 12'0" x 11'8" (3.66m x 3.56m)
- Car Port
- Communal Gardens



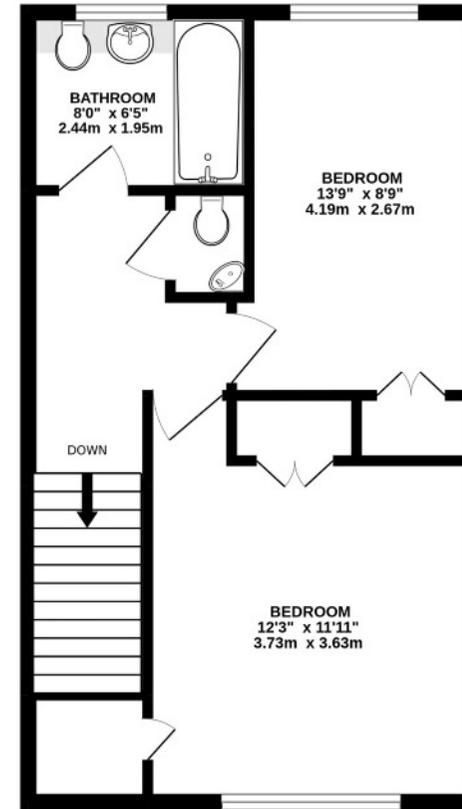




GROUND FLOOR STORE



SECOND FLOOR FLAT



THIRD FLOOR

**Brighton Road, Banstead**  
INTERNAL FLOOR AREA (APPROX.) 915 sq ft/ 85.0 sq m  
Excluding Store Room and Car Port

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 © 2022.

**Winkworth**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	75
(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.