



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

**£335,000**

LEASEHOLD

**Winkworth**







## WELL HOUSE

BANSTEAD, SURREY, SM7

**A NICELY PRESENTED TWO BEDROOM FIRST FLOOR SPLIT LEVEL APARTMENT THAT HAS BEEN WELL MAINTAINED BY THE OWNER.**

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 first floor apartment offers well planned accommodation over two floors.

Once inside the generous amount of living space is apparent. The open plan living/dining room is bright and spacious with direct access to your own balcony which affords a lovely view of the communal gardens. The fitted kitchen offers ample worktop and storage space, with some integrated appliances.

The upstairs provides a principal bedroom with built in wardrobes, a second double bedroom, and a shower room with an oversized walk-in shower.

Other benefits include gas central heating, double glazing, and a useful garage.

The property has been beautifully cared for throughout, and would suit a range of buyers, but would benefit from some cosmetic redecoration.



## BANSTEAD OFFICE

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### AT A GLANCE...

- Communal Entrance
- Entrance lobby
- Living Room - 13'7" x 12'8" (4.13m x 3.86m)
- Dining Room - 15'0" x 8'1" (4.57m x 2.46m)
- Kitchen - 10'7" x 7'5" (3.23m x 2.26m)
- Balcony
- Bedroom 1 - 13'7" x 12'1" (4.14m x 3.68m)
- Bedroom 2 - 13'8" x 7'10" (4.17m x 2.39m)
- Bathroom - 7'11" x 7'5" (2.41m x 1.96m)
- Garage
- Communal Gardens
- Council Tax - Band D

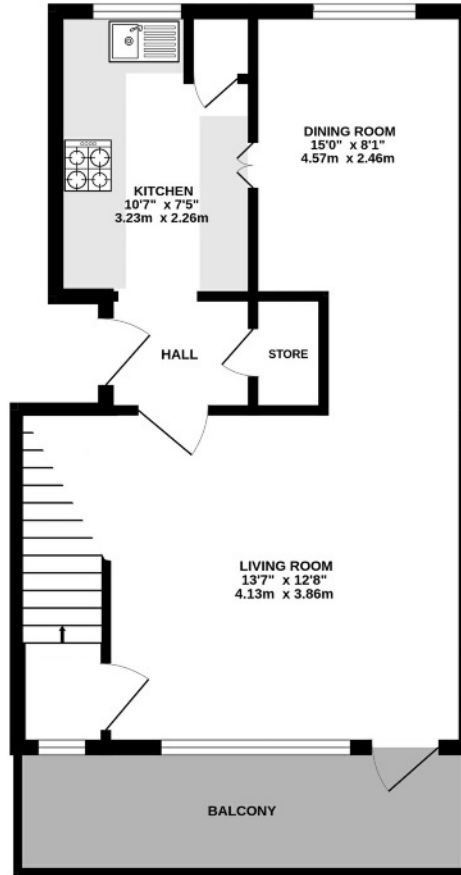
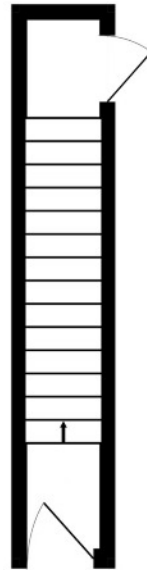




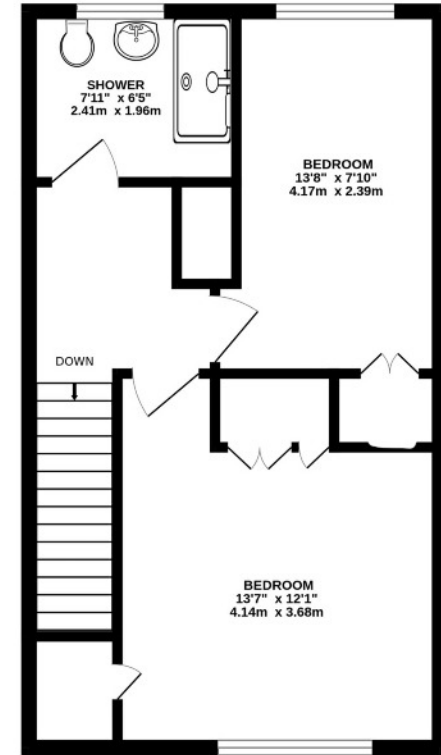




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

**Winkworth**

## Woodmansterne Lane, Banstead

INTERNAL FLOOR AREA (APPROX.) 926 sq ft/ 86.0 sq m  
Excluding Garage

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 © 2024.

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>		
(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		
	73	83
England, Scotland & Wales	EU Directive 2002/91/EC	





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## Banstead office

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**Winkworth**

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