



WINGFIELD COURT, BANSTEAD, SURREY, SM7

£385,000

LEASEHOLD

Winkworth





WINGFIELD COURT

BANSTEAD, SURREY, SM7

WELL PRESENTED THROUGHOUT, THIS TWO BEDROOM MODERN GROUND FLOOR APARTMENT WITH ALLOCATED PARKING IS PERFECT FOR CONTEMPORARY LIVING.

The property is set within a modern gated development just off Banstead High Street. Banstead Village is a hugely popular location with a range of shops including a Waitrose and Marks and Spencer's Simply Food, restaurants, bars and amenities. The area offers excellent local schools, the green open space of Banstead Park, and has superb road links with frequent bus services to neighbouring Epsom and Sutton, and the A217 and M25 both being easily accessible.



WINGFIELD COURT
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This well-presented ground floor apartment offers bright and spacious accommodation throughout, and is set within this small gated development within easy reach of local shops.

The property includes a reception hall, an open plan kitchen/lounge/dining room with a bay window and views over the communal gardens, modern fitted kitchen with granite work surfaces and a full compliment of appliances.

There are two spacious double bedrooms, with the principal bedroom benefiting from fitted wardrobes and an ensuite shower room, and a modern family bathroom.

The property also benefits from gas central heating with Combi boiler and UPVC double glazing, and modern internal panelled doors with chrome handles.

The property is offered to the market with no onward chain and benefits from an allocated parking space situated behind electric gates, and additional visitor parking.

All in all a superb property in a very sought-after convenient location.



BANSTEAD OFFICE

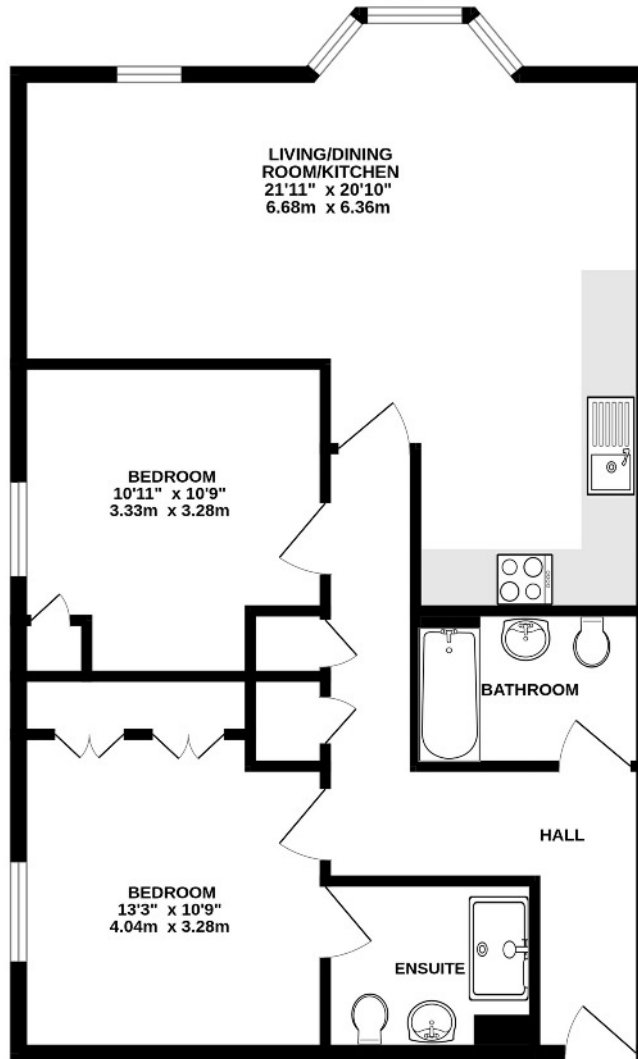
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AT A GLANCE...

- Entrance Hall
- Open Plan Kitchen/Living Room - 21'11" max x 20'10" max (6.68m x 6.36m)
- Bedroom 1 - 13'3" x 10'9" (4.04m x 3.28m)
- Ensuite Shower
- Bedroom 2 - 10'11" x 10'9" (3.33m x 3.28m)
- Bathroom
- Video Entry System
- Allocated Parking Space
- Visitor Parking
- Communal Gardens







GROUND FLOOR FLAT

Wingfield Court, Banstead

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

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+)	A		
(81-91)	B		
(69-80)	C	76	78
(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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Winkworth

See things differently.