



WELL HOUSE, BANSTEAD, SURREY, SM7

£369,950

LEASEHOLD

Winkworth



WELL HOUSE
BANSTEAD, SURREY, SM7

**A WELL PRESENTED TWO
BEDROOM FIRST FLOOR
APARTMENT WITH A LARGE
BALCONY, CAR PORT, AND
SEPARATE STORAGE
ROOM.**

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.

BANSTEAD OFFICE

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AT A GLANCE...

- Communal Entrance
- Entrance lobby
- Living Room - 16'0" x 13'6" (4.88m x 4.11m)
- Dining Room - 12'0" x 8'2" (3.66m x 2.49m)
- Kitchen - 11'10" x 7'5" (3.61m x 2.25m)
- Bedroom 1 - 13'0" x 11'10" (3.96m x 3.61m)
- Bedroom 2 - 15'0" x 7'10" (4.57m x 2.39m)
- Shower Room
- WC
- Balcony
- Storage Room - 12'0" x 11'8" (3.66m x 3.56m)
- Car Port
- Communal Gardens

THE PROPERTY

Conveniently situated in a quiet development this purpose built first floor apartment offers well planned accommodation, with a large private balcony.

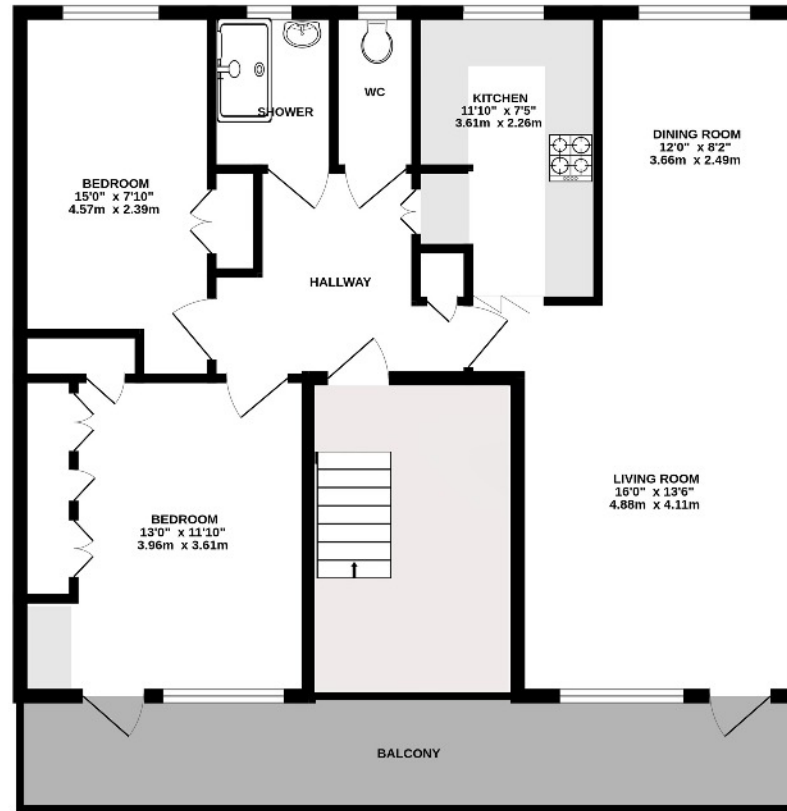
Once inside the generous amount of living space is apparent. The bright double aspect open plan living/dining room has direct access to the balcony which affords a lovely view of the communal gardens. There is a modern fitted kitchen adjacent to the dining area, with a selection of integrated appliances.

The two double bedrooms are a good size, and both have built-in wardrobes, whilst the modern shower room is complimented by a separate 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 well maintained throughout and benefits





FIRST FLOOR FLAT

Woodmansterne Lane, Banstead

INTERNAL FLOOR AREA (APPROX.) 785 sq ft/ 73.0 sq m

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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 © 2024.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(81-91)	B		
(69-80)	C	70	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	

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See things differently.