

Wingfield Court

Banstead, Surrey SM7 2GD

This two bedroom purpose built second floor apartment is located in a gated complex looking out over Banstead High Street. There is a communal courtyard to the rear of the building. The property offers lift access and one parking space . There is an en-suite shower to the master bedroom plus main bathroom, fully fitted kitchen, gas heating, and is sold with the benefit of NO CHAIN. SOLE AGENTS

£365,000 - Leasehold



COMMUNAL ENTRANCE DOOR

Located in the courtyard. Video entry phone system. Stairs and lift rising to the:

SECOND FLOOR LANDING

Giving access to:

PRIVATE FRONT DOOR

Leading through to:

ENTRANCE HALL

3.23m x 1.68m (10'7 x 5'6)

Access of loft void. Cupboard housing boiler and hot water tank.

Entry phone system.

LOUNGE

4.55m x 5.28m (14'11 x 17'4)

Front aspect double glazed bay window. Radiator. Coving. Telephone point. Sky point. Uplighters.

KITCHEN

Range of wall and base units. Work top housing 1 1/2 bowl sink unit with mixer tap. Stainless steel gas hob with stainless steel extractor above. Stainless steel single oven. Integrated dishwasher, integrated washing machine and integrated fridge freezer. Stainless steel microwave. Aerial socket. Tiled flooring.

BEDROOM ONE

3.30m x 4.52m (10'10 x 14'10)

'L' shaped. Front aspect double glazed window. Built in wardrobes. Fixed light. Aerial socket.

EN-SUITE SHOWER ROOM

Low level WC. Pedestal wash hand basin. Towel rail. Enclosed shower cubicle with mains shower.

BEDROOM TWO

3.71m x 2.79m (12'2 x 9'2)

Front aspect velux window. Fixed light. Radiator. Aerial socket.

BATHROOM

Low level WC. Pedestal wash hand basin. White panel bath. Tiled floor and part tiled walls.

OUTSIDE

PARKING

One allocated parking bay.

LEASE

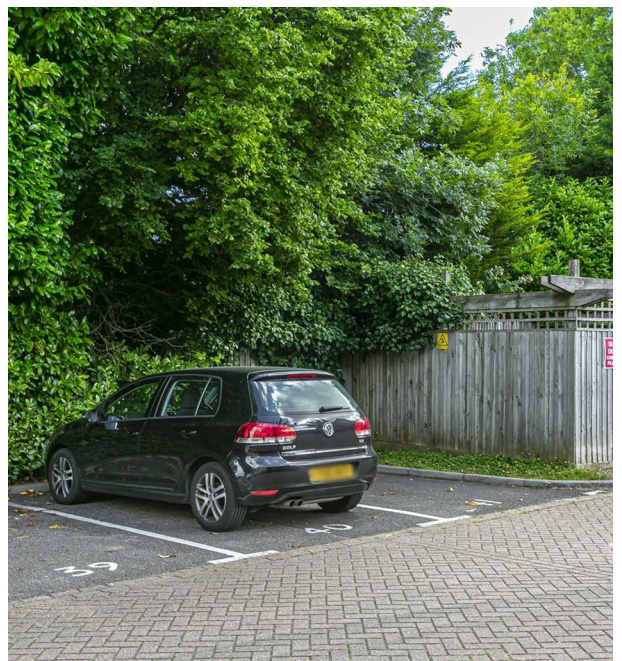
125 years from 2002.

MAINTENANCE CHARGES

Paid half yearly - £1144.71 for 1.7.19 to 31.12.19.

GROUND RENT

£250 per annum.



Second Floor

Approx. 78.9 sq. metres (849.1 sq. feet)



Total area: approx. 78.9 sq. metres (849.1 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Blunden.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	57	59
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	61	63
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		