

TOTAL APPROX. FLOOR AREA 739 SQ.FT. (68.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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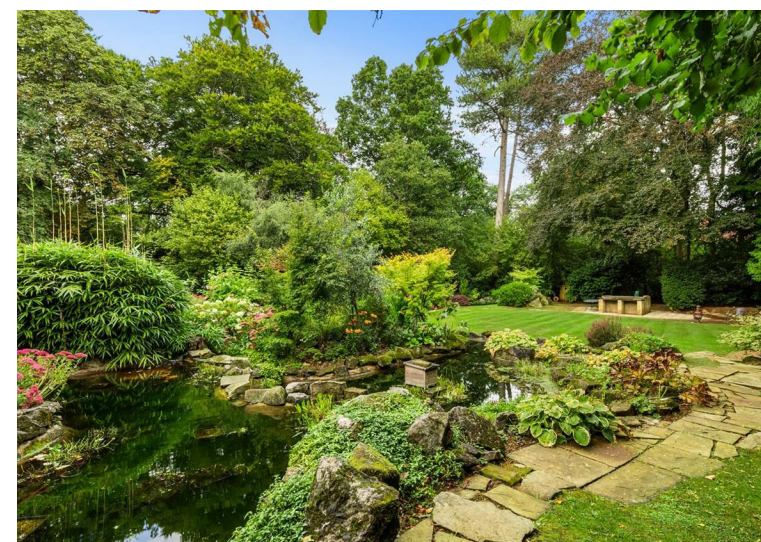
Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(81-91) A		
(81-91) B			(69-80) B		
(69-80) C			(55-68) C		
(55-68) D			(39-54) D		
(39-54) E			(21-38) E		
(21-38) F			(1-20) F		
(1-20) G			Not environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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5 Elizabeth House | Elizabeth Drive | Banstead | Surrey
SM7 2FE

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eateries, coffee shops, fashion stores, as well as an M&S food store, Waitrose, and independent traders such as greengrocers and florists. Chipstead is an attractive, historic village lying on the top of the North Downs surrounded by rolling countryside that provides lots of opportunities for riding, cycling with miles of walks and open spaces. Chipstead parade boasts amenities including a post office, convenience store, wine merchant, antiques shop, deli, Indian restaurant, hairdressers and a beauty salon.

For commuters the choice of Chipstead, with a direct train service into London Bridge (35 - 45 mins), or a short drive to Coulsdon South gets you into London Bridge/Victoria in 25 minutes. The M25/M23 junction is just a few minutes' drive enabling fast access to the motorway network as well as both Gatwick and Heathrow airports.

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This beautiful CHAIN-FREE two-bedroom penthouse apartment is located in the prestigious Elizabeth Drive gated development, surrounded by approximately 28 acres of privately owned woodland and stunning communal grounds and gardens.

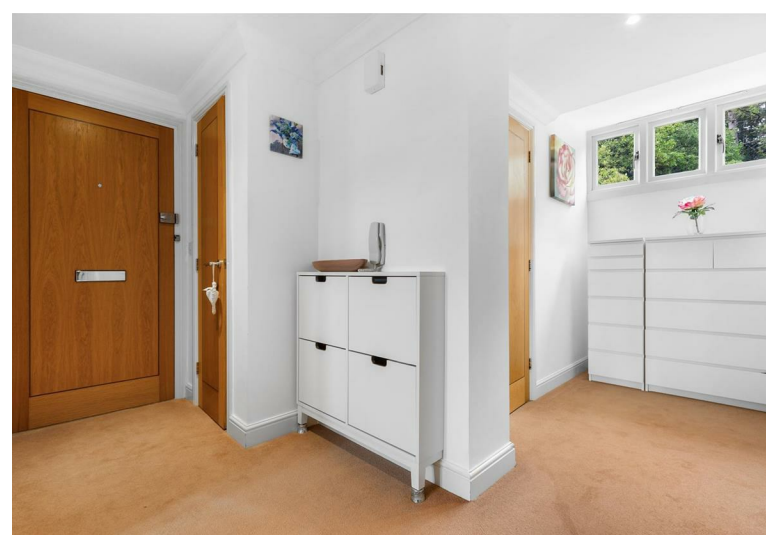
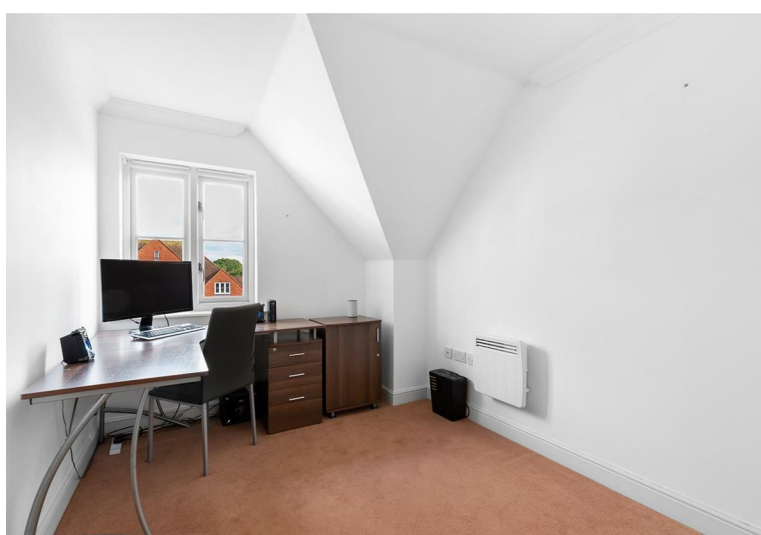
The communal entrance with stair access opens to the third-floor landing for apartment 5. The spacious entrance hall with two storage cupboards and airing cupboard has a large alcove with space for a desk or additional storage. The entrance hallway leads to a modern bathroom with panel enclosed bath with shower over and vanity sink unit. Off the hallway are two double bedrooms both overlooking the front courtyard and a spacious open plan kitchen/living area. The modern kitchen with a range of low-level units benefits from integrated fridge and freezer, four ring electric hob, electric oven/grill, integrated washer/dryer and integrated dishwasher.

The beautifully presented apartment enjoys a security entrance phone, heating via Dimplex combined storage heater/radiators, an allocated parking space, a wealth of visitors parking, manicured communal gardens to include a beautiful Japanese water garden, communal BBQ area and use of the recently refurbished tennis courts. Only four apartments are accessed through the private entrance with lobby area and as the only flat on the top floor there is privacy and quiet. The estate with CCTV security is accessed via electronically-controlled security gates and a 600m long sweeping driveway fringed with beautiful rhododendrons. The surrounding countryside is ideal for walking, running and riding, ramblers are simply spoilt for choice by the abundance of walks in the area.

This luxury apartment is nestled between Chipstead and Banstead villages, being just a short drive away. Banstead High Street is an increasingly popular destination for locals, with its eclectic range of

There is a wide selection of sporting and leisure activities around the area. Local gyms include LA Fitness in Banstead, David Lloyd in Cheam and Epsom. For the golf enthusiasts, there are four established golf clubs to include the world-famous Walton Heath Golf Club, Surrey Downs Golf Club, Kingswood Golf & Country Club, and Cuddington Golf Club all close by.

To view this beautiful apartment, please call a member of the Kennedys' sales team on 01737 817718.



Price: £299,950