



**HIGHDOWN CLOSE,** BANSTEAD, SURREY, SM7

**£425,000**

LEASEHOLD

**Winkworth**





## HIGHDOWN CLOSE

BANSTEAD, SURREY, SM7

**IMMACULATELY PRESENTED  
THROUGHOUT, THIS SPACIOUS TWO  
BEDROOM MODERN PENTHOUSE  
APARTMENT WITH TWO ALLOCATED  
PARKING BAYS IS PERFECT FOR  
CONTEMPORARY LIVING.**

The property is set within a modern gated development at the end of a quiet cul-de-sac. Being within easy reach of Banstead Village which 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. Whilst Banstead Railway station, which offers services into London, is approximately 1 mile distant.



## HIGHDOWN CLOSE

BANSTEAD, SURREY, SM7

This immaculate second floor apartment offers bright and spacious accommodation throughout, and is set within this small, gated development.

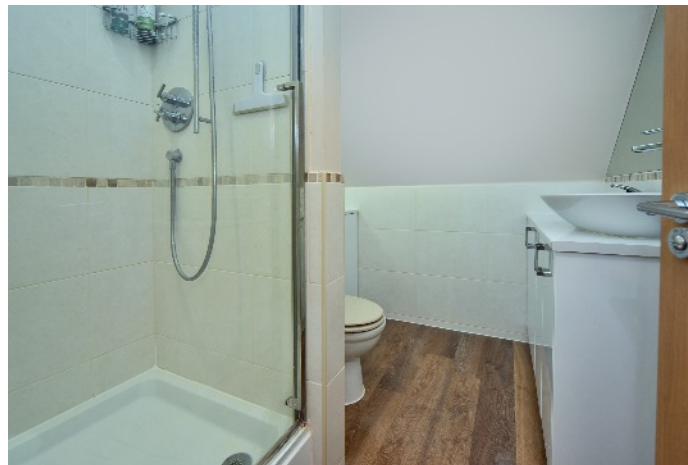
The property comprises: a reception hall which has a useful deep storage cupboard, a large living/dining room, a generous fitted kitchen/breakfast room fitted kitchen with a full complement of integrated appliances.

There are two spacious double bedrooms, both with built-in wardrobes, with the principal bedroom benefiting from an en-suite shower room. There is also a modern family bathroom.

The property also benefits from gas central heating and double glazing throughout.

The property is offered to the market with no onward chain and benefits from two allocated parking bays situated behind electric gates in addition to visitor parking.

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



## BANSTEAD OFFICE

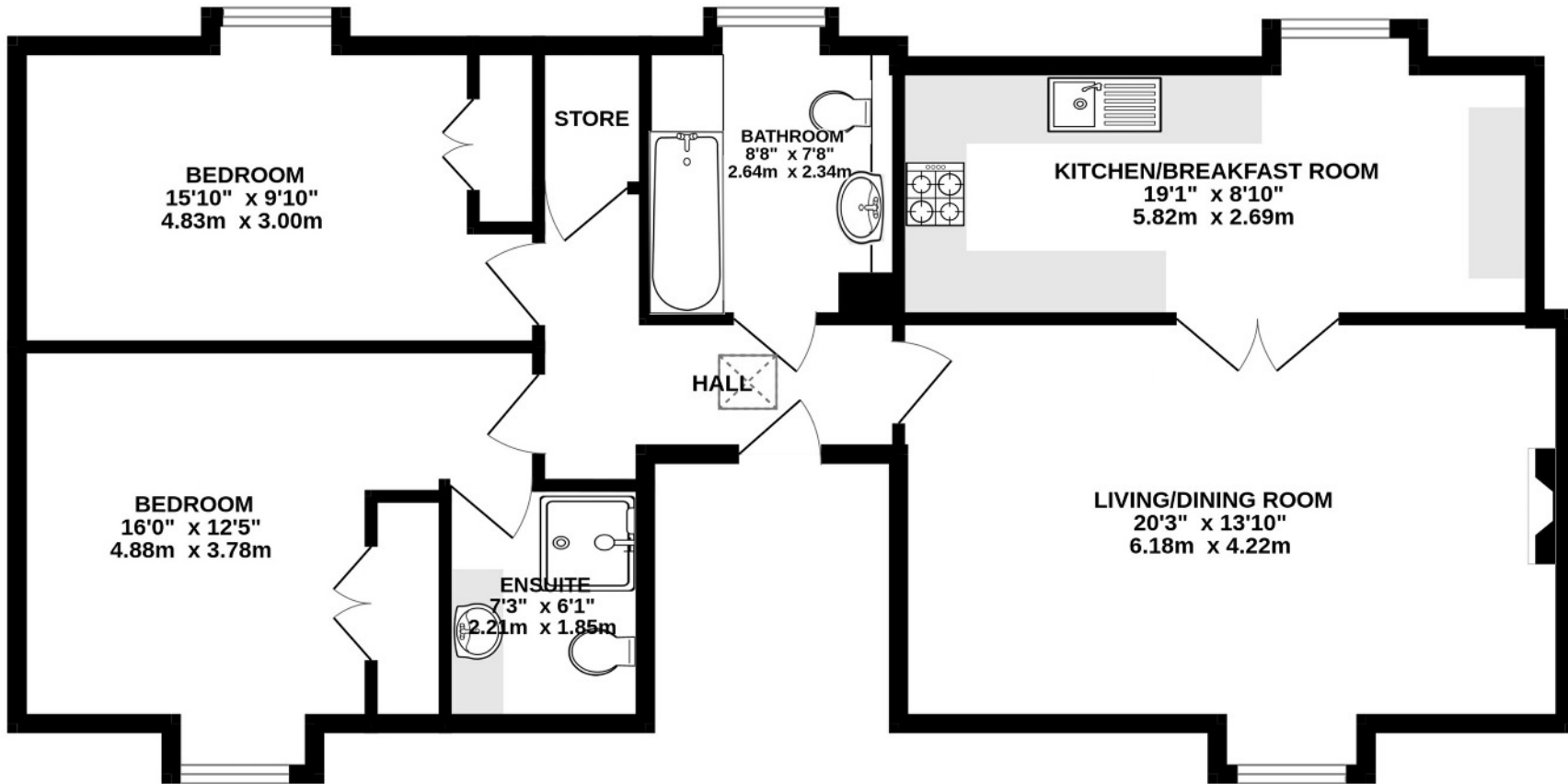
01737 362 362 | banstead@winkworth.co.uk

### AT A GLANCE...

- Entrance Hall
- Living/Dining Room - 20'3" x 13'10" (6.18m x 4.22m)
- Kitchen/Breakfast Room - 19'1" x 8'10" (5.82m x 2.69m)
- Bedroom 1 - 16'0" x 12'5" (4.88m x 3.78m)
- Ensuite Shower
- Bedroom 2 - 15'10" x 9'10" (4.83m x 3.00m)
- Bathroom
- Entry Phone System
- 2 Allocated Parking Spaces
- Visitor Parking
- Communal Gardens







SECOND FLOOR FLAT

### Highdown Close, Banstead

INTERNAL FLOOR AREA (APPROX.) 926 sq ft/ 86.0 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	75	75
(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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## Banstead office

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