



**THE TRACERY,** BANSTEAD, SURREY, SM7

**£450,000**

LEASEHOLD

**Winkworth**





## THE TRACERY

BANSTEAD, SURREY, SM7

**THIS WELL-APPOINTED LUXURY TWO  
BEDROOM SECOND FLOOR APARTMENT WITH  
LIFT ACCESS IS OFFERED TO THE MARKET FOR  
THE FIRST TIME SINCE NEW IN 2003.**

The Tracery is a development set back from Park Road and is within a short walk of Banstead High Street, which offers an excellent selection of shops including Waitrose Supermarket and Marks & Spencer Simply Food. Also close to local bus services providing transport to neighbouring towns including Epsom, Sutton and Reigate.



## THE TRACERY

BANSTEAD, SURREY, SM7

Offered to the market with no onward chain, this lovely property has been well maintained throughout.

Situated within a highly sought after location with access across to The Lady Neville Recreation Ground to Banstead Village, is this bright and deceptively spacious property.

Accessed via a welcoming communal entrance hall, this spacious apartment has a video entry phone system, and comprises; two bedrooms, with an ensuite shower room to the principal bedroom, a modern fitted kitchen with integrated appliances, a dual aspect living room, and a family sized bathroom.

The property has been exceedingly well cared for by the current owners, and is immaculate throughout. The grounds and main building are also professionally maintained to a very high standard.

Further benefits include allocated parking, ample visitor parking, and a lift to the upper floors. All in all this is a refined and practical home, whether for a busy young family, or for someone who is now ready for a slightly easier lifestyle.

Frequent bus services are available to neighbouring towns including Epsom, Sutton and Reigate. The Lady Neville Recreation Ground with children's playground and park café is close by, as are Banstead Downs and Cuddington Golf Courses.



## BANSTEAD OFFICE

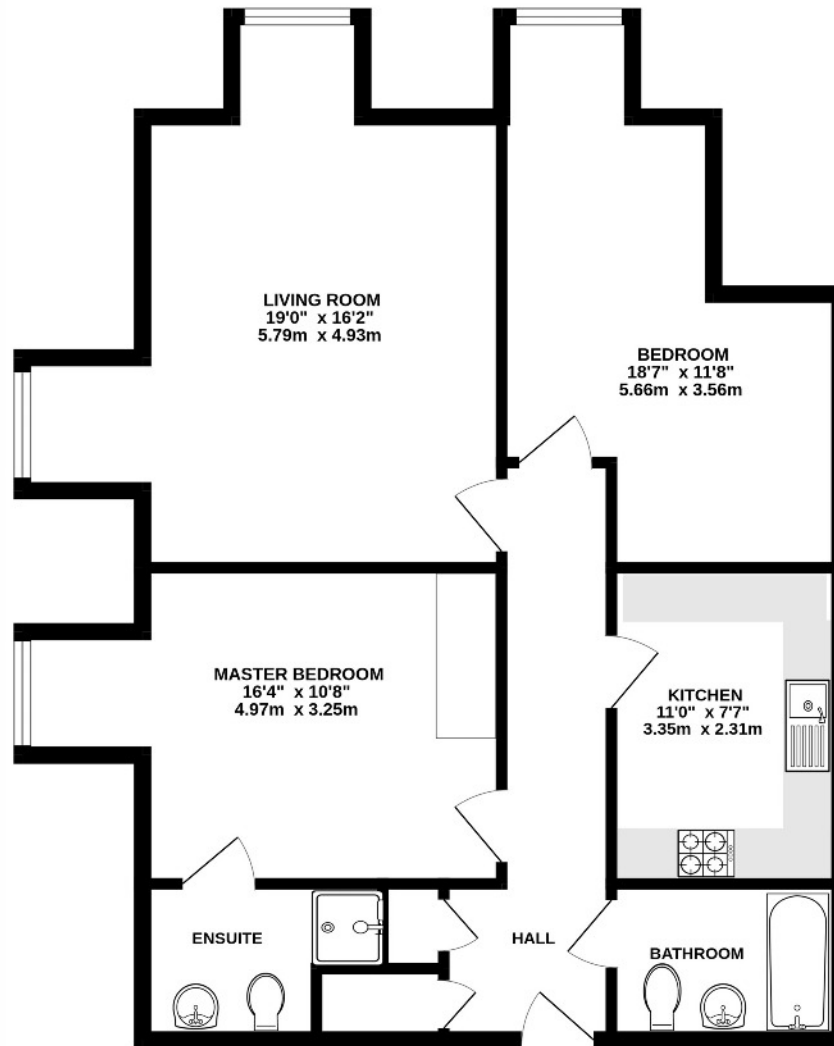
01737 362 362 | banstead@winkworth.co.uk

### AT A GLANCE...

- Entrance Hall
- Video Entry System
- Living Room - 19'0" x 16'2" (5.79m x 4.93m)
- Kitchen - 11'6" x 7'7" (3.35m x 2.31m)
  
- Bedroom 1 - 16'4" x 10'8" (4.97m x 3.25m)
- Ensuite Shower
- Bedroom 2 - 18'7" x 11'8" (5.66m x 3.56m)
- Main Bathroom
  
- Allocated & Visitor Parking
- Communal Gardens







SECOND FLOOR FLAT

**The Tracery, Banstead**  
INTERNAL FLOOR AREA (APPROX.) 790 sq ft/ 73.4 sq m

**Winkworth**

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 © 2014.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
	<b>80</b>	<b>81</b>
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



Under the Consumer Protection Regulations 2008, these Particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee of Winkworth has authority to make or give any representation or warranty in relation to this property.

## Banstead office

100 High Street, Banstead, SM7 2NN  
01737 362 362 | [banstead@winkworth.co.uk](mailto:banstead@winkworth.co.uk)

[winkworth.co.uk/banstead](https://www.winkworth.co.uk/banstead)

**Winkworth**

See things differently.