



**COURT ROAD,** BANSTEAD, SURREY, SM7

**£369,950**

SHARE OF FREEHOLD

**Winkworth**



**COURT ROAD**  
BANSTEAD, SURREY, SM7

**AN IMMACULATE TWO  
BEDROOM FIRST FLOOR  
MAISONETTE WITH A  
MODERN CONTEMPORARY  
FINISH THROUGHOUT**

This well presented property is conveniently located within the heart of Banstead Village, close to the high street with its variety of local and national retailers including Waitrose and M&S Simply Food, as well as restaurants and cafes.



## BANSTEAD OFFICE

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### AT A GLANCE...

- Private Front Door
- Living/Dining Room - 19'0" x 11'4" (5.79m x 3.45m)
- Kitchen - 8'10" x 7'6" (2.69m x 2.29m)
- Bedroom 1 - 13'1" x 9'0" (3.99m x 2.74m)
- Bedroom 2 - 10'0" x 7'4" (3.05m x 2.24m)
- Bathroom - 7'3" x 6'3" (2.22m x 1.90m)
- Parking to the side
- Garage
- Share of Freehold - Long Lease
- Council Tax Band - C

### THE PROPERTY

Beautifully presented throughout, the accommodation briefly comprises; private entrance door, with stairs up to the property, open plan living/dining room, with adjacent modern kitchen with a range of eye and base level units, ample work top space, and a range of integrated appliances.

There are two double bedrooms which both benefit from a bay window, and a modern family size bathroom.

Outside to the rear there is a small communal area, residents parking, and garages en bloc.

The property is offered with a share of the freehold and should therefore appeal to both owner occupiers and investors alike.

It is very conveniently located for shops and amenities being just a short level walk from Banstead High Street, as well as the green open spaces of Lady Neville Recreation Ground and Banstead Cricket Club.





GROIND FLOOR  
ENTRANCE

FIRST FLOOR FLAT



**Court Road, Banstead**

INTERNAL FLOOR AREA (APPROX.) 660 sq ft/ 61.32sq m  
Excluding Garage

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 © 2025.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	77
(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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