



CHARTHAM HOUSE, BANSTEAD, SURREY, SM7

£375,000

LEASEHOLD

Winkworth



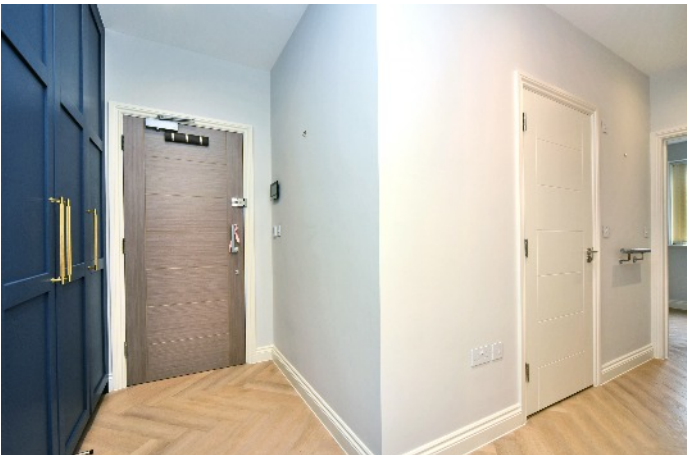


CHARTHAM HOUSE

BANSTEAD, SURREY, SM7

**IMMACULATE THROUGHOUT, THIS TWO
BEDROOM MODERN GROUND FLOOR
APARTMENT WITH ALLOCATED PARKING
IS PERFECT FOR CONTEMPORARY LIVING.**

The property is one of just eight luxury apartments built in 2022, just off Banstead High Street. Banstead Village 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.



CHARTHAM HOUSE

BANSTEAD, SURREY, SM7

Offered with no onward chain and vacant possession.

Finished to a high standard, this ground floor apartment with outside space offers bright and spacious accommodation throughout, and is conveniently situated within easy reach of local shops.

Once inside, the contemporary 'newbuild' finish is immediately apparent. The property has underfloor heating and attractive herringbone flooring throughout, and includes a reception hall with useful built-in storage cupboards, and an open plan kitchen/dining/living space including a modern fitted kitchen with granite work surfaces and a full compliment of integrated appliances.

There are two spacious double bedrooms, with the principal bedroom benefiting from bespoke fitted wardrobes and french doors opening onto the decked veranda, as well as a well-appointed bathroom with a separate walk-in shower.

The property also benefits from the remaining 7 years of NHBC guarantee, a long lease and relatively low service charge, UPVC double glazing, modern internal panelled doors with chrome handles, and an allocated parking space with electric car charging point. As well as the decked veranda there is a communal BBQ area.

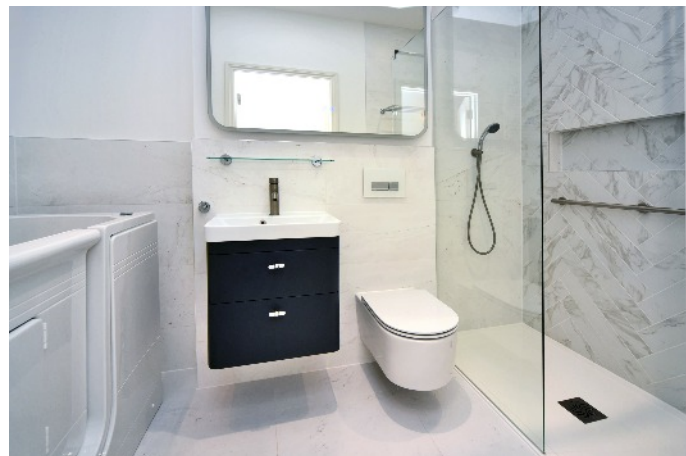
All in all a superb property in a very convenient location.

BANSTEAD OFFICE

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AT A GLANCE...

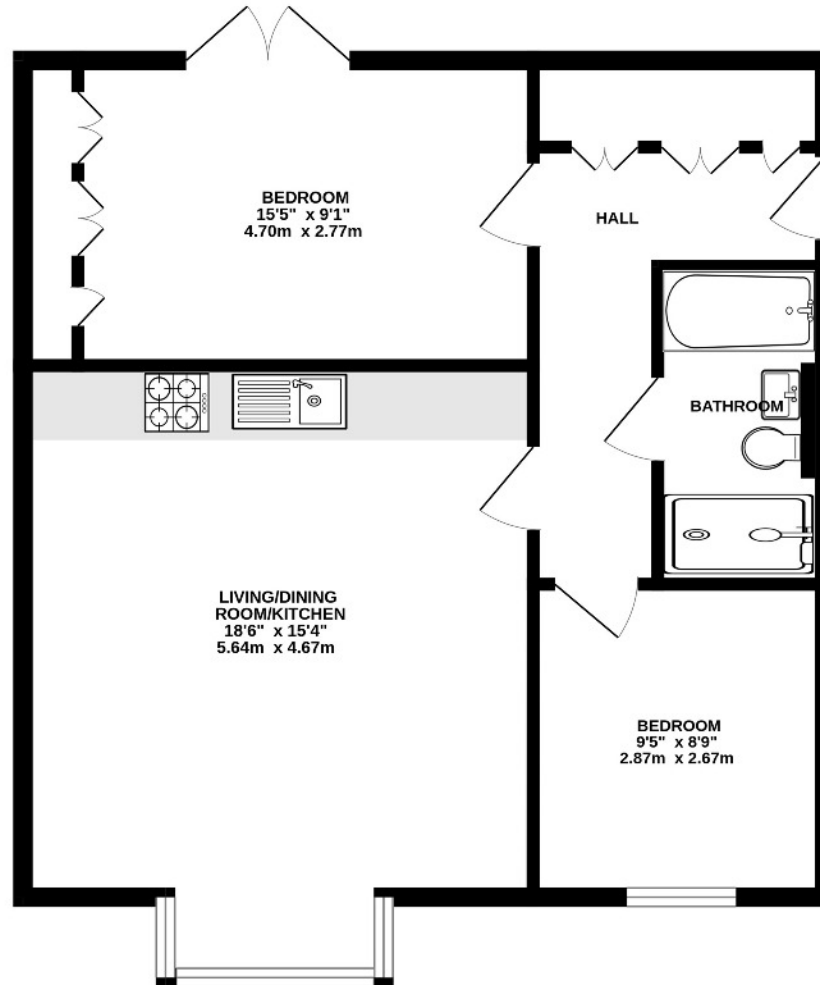
- Communal Entrance
- Hallway
- Open Plan Kitchen/Living Room - 18'6" x 15'4" (5.64m x 4.67m)
- Bedroom 1 - 15'5" x 9'1" (4.70m x 2.77m)
- Bedroom 2 - 9'5" x 8'9" (2.87m x 2.67m)
- Bathroom
- Underfloor Heating
- Smart Video Wifi Door Entry System
- Allocated Parking Space
- Electric Car Charging Points
- Secured Bike Store
- Private Decked Veranda
- Communal Gardens/BBQ Area
- Long Lease
- Low Service Charge
- Council Tax Band - D





Garratts Lane, Banstead

INTERNAL FLOOR AREA (APPROX.) 635 sq ft/59 sq m



GROUND FLOOR FLAT

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 © 2025.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	83	83
(69-80)	C		
(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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See things differently.