



  
HENLEY HOMES

Flat 21 | Elizabeth House, Elizabeth Drive  
Banstead | Surrey SM7 2FE |





HENLEY HOMES ESTATE AGENT - A two bedroom two bathroom ground floor apartment situated in this outstanding conversion development in Banstead Woods, built by Try Homes in 2007/2008. This former stately home and hospital site is set in 28 acres of communal gardens and woodlands, rich in wildlife and is surrounded by a Site of Specific Scientific Interest. It can be covered with snow in winter, bluebell beds in spring, blackberry brambles in summer and chestnuts harvest in autumn! Banstead Village is within easy reach and includes Marks & Spencer Simply Food and Waitrose supermarket as well as an excellent choice of local independent shops. This area is renowned for its choice of excellent schooling. The open spaces of Nork Park and the Lady Neville Recreation Ground with Park Café are both nearby. There are bus services from the village to neighbouring towns including Epsom and Sutton. The A217 is easily accessed and provides an arterial route to the M25 at Junction 8 (Reigate) and Chipstead train station is 20 minutes walk from the development.



**Kitchen / living / dining room** 17' 10" x 17' 5" (5.43m x 5.30m)

Courtyard facing, high and low level storage, sink, space for washing machine, integrated dishwasher, electric oven, hob with extractor fan, integrated fridge/freezer.

**Bedroom 1** 17' 2" x 11' 1" (5.23m x 3.38m)

Front aspect, built in wardrobes.

**En-suite** 6' 8" x 5' 4" (2.03m x 1.62m)

Wash hand basin on vanity unit, heated towel rail, low level WC, shower cubicle with hand held attachment.

**Bedroom 2** 12' 4" x 8' 6" (3.76m x 2.59m)

Rear aspect.

**Bathroom** 6' 9" x 5' 6" (2.06m x 1.68m)

Panelled bath, low level WC, wash hand basin on vanity unit, heated towel rail, part tiled walls.





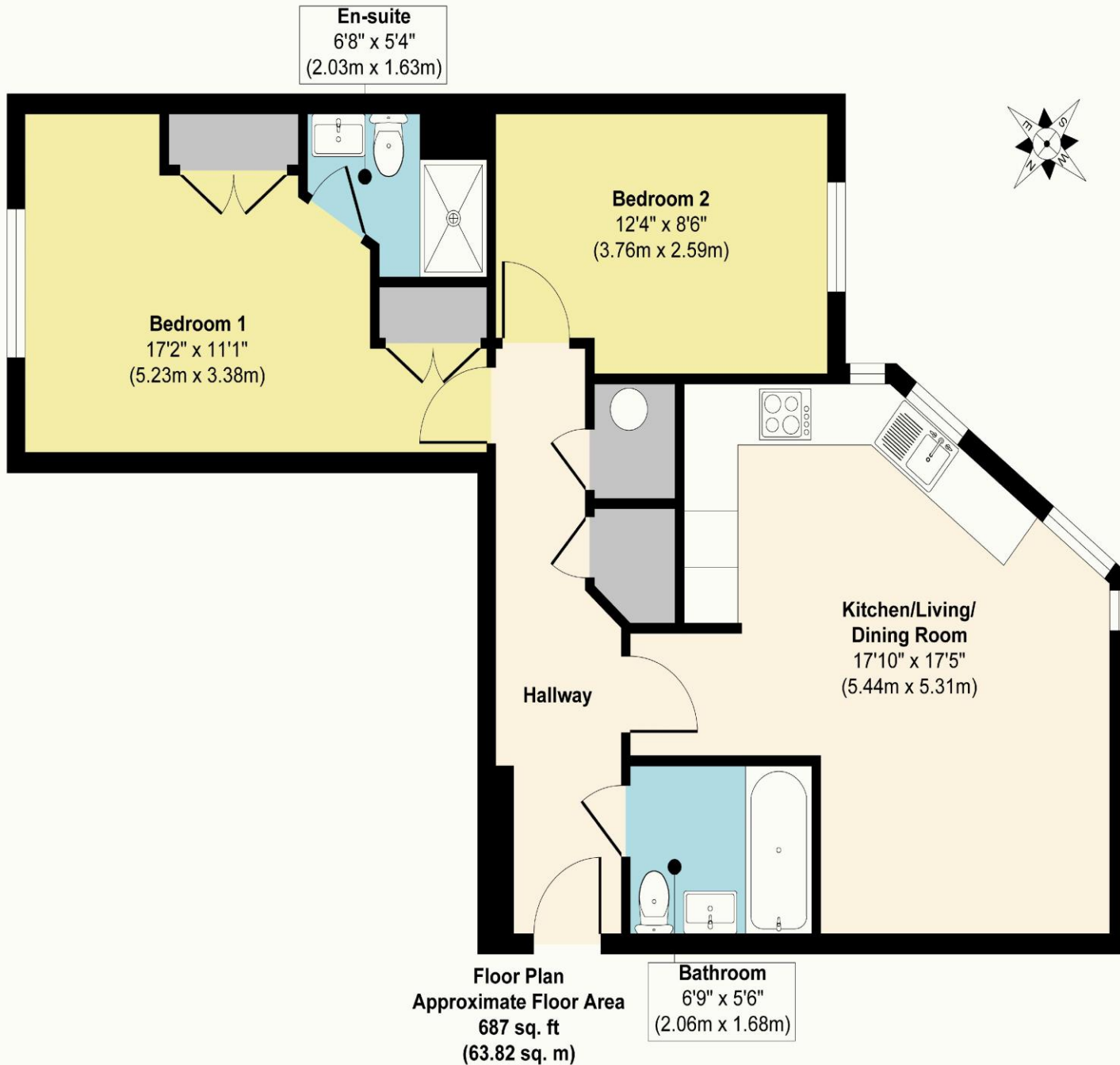


### General

The lease is 999 years from 2006, which was the year of the completion of the estate. The ground rent is £147.50 every 6 months. Currently, the service charge for Elizabeth House is £2092 for 6 months. The service charge covers 28 acres communal ground including electronically controlled security front gate, the big lawn, the Japanese BBQ garden, the tennis court, one parking lot for every flat in addition to the visiting car park and the weekly gardening and lawn work for drive way and tree works for all the greenery. There is also a locked shelter for bikes at the front of the first residential parking area. There are CCTV installed everywhere within the public ground in the estate.







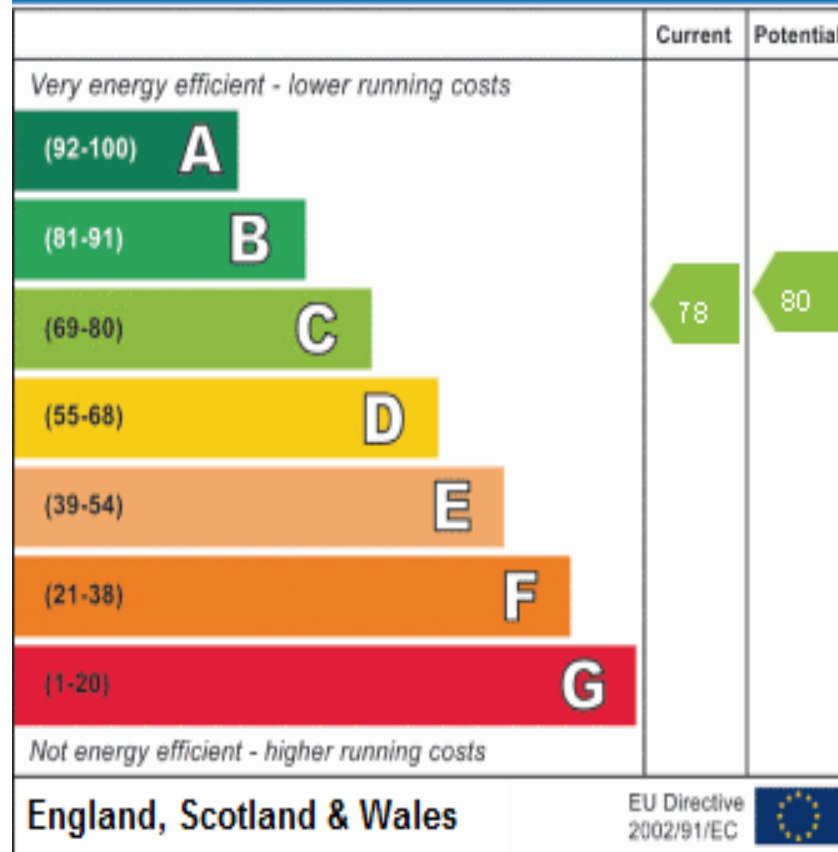
**Floor Plan**  
**Approximate Floor Area**  
**687 sq. ft**  
**(63.82 sq. m)**

**Bathroom**  
**6'9" x 5'6"**  
**(2.06m x 1.68m)**

**Approx. Gross Internal Floor Area 687 sq. ft / 63.82 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

## Energy Efficiency Rating



These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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