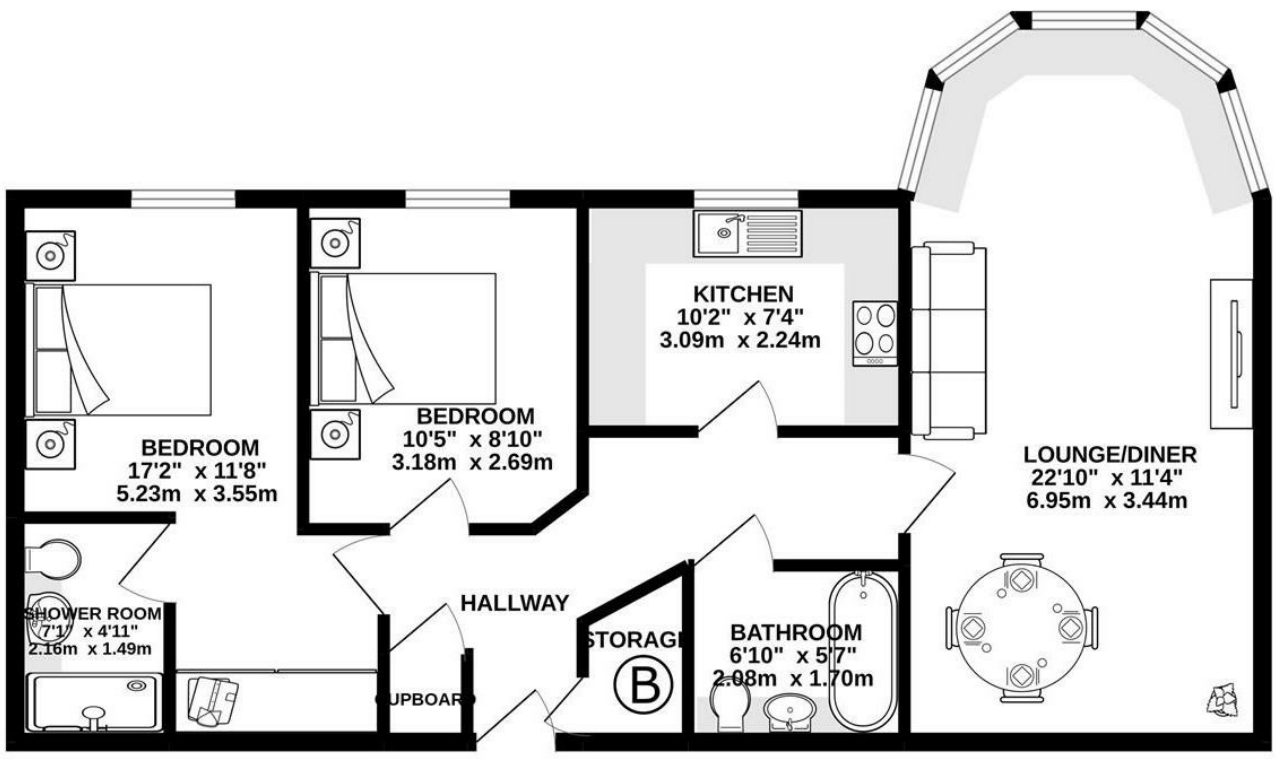
23 Elizabeth House Elizabeth Drive, Banstead, SM7 2FE

£1,450 Per Calendar Month

SILVERMAN BLACK
PROPERTY SPECIALISTS

GROUND FLOOR
727 sq.ft. (67.5 sq.m.) approx.



TOTAL FLOOR AREA : 727 sq.ft. (67.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Silverman Black is delighted to offer this luxuriously appointed two bedroom ground floor flat, located in the enchanting Elizabeth Drive development - a private gated community surrounded by 28 acres of beautifully maintained communal gardens and grounds. This charming and elegant apartment incorporates a stunning reception room with a huge bay window that floods the room with natural light, a separate fully integrated modern kitchen, two genuine double bedrooms - one with an en-suite shower room and built in wardrobes - and a second bathroom. Externally there are extensive manicured gardens featuring a Japanese water feature, two communal tennis courts and a large woodland area which incorporates the "Narnia Trail" which concludes in Banstead Woods. The surrounding countryside is ideal for walking, running and riding, however you are only 1.2 miles from Chipstead BR station, 1.8 miles from Banstead BR station and less than 1.5 miles from the shops and restaurants of Banstead village centre . Other benefits include an allocated parking space, ample other parking spaces for guests, a secure entry phone system, double glazed windows and an electric heating system. Viewing is highly recommended - so call today to book an appointment.

- An charming and elegant two bedroom ground floor apartment located in the heart of the private, gated Elizabeth Drive development - surrounded by 28 acres of stunning communal grounds
- The accommodation features a light and airy living room with a built-in window seat, a fully integrated kitchen suite, a master bedroom suite (with en-suite shower room and walk-in wardrobe, a second double bedroom and a family bathroom
- Other benefits include allocated parking, ample guests parking, a security entryphone system, double glazing and electric heating
- Stunning communal grounds, extending to over 28 acres, incorporating beautiful formal gardens, woodland walks, two tennis courts, a communal BBQ area and even a Japanese water feature
- Lease 999 years from 1st Jan 2006 (983 years remaining); Service charge £1,800 per 6 months; Ground Rent £295 pa; Council Tax Banding E
- EPC rating: C (78/80)
- Chipstead BR station 1.2 miles; Banstead BR station 1.8 miles; a full selection of shops, bars and restaurants available at Banstead Village centre - approx 1.5 miles away
- Full Vacant Possession with no onward chain
- Viewing highly recommended