



Two bedroom first floor flat in a great location

exclusive to

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# The Tracery Banstead SM7

Banstead 0.5 miles

Epsom 4 miles

M25 (J8 Reigate): 5.3 miles

London by Rail 50 minutes from Banstead

All times and distances are approximate

This beautifully modern two double bedroom apartment comes to market in excellent condition, offering a good sized reception room, two bathrooms of which one is en-suite. The property is perfectly located within a short walk from Banstead high street. Offering an array of shops, bars and restaurants.

Fibre To Cabinet Broadband Available

Gas, water, electricity, broadband and council tax utility bills are the tenants responsibility

We hold our deposits in a TDS scheme

The information is correct to the best of our knowledge on marketing this property

To Let £1,700pcm







Available Now | Two Bedroom | Two Bathrooms | Unfurnished | Allocated Parking | Visitor Parking | Close To High Street



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Viewing  
Please call us to arrange  
a viewing appointment

1 Waterhouse Lane  
Kingswood  
01737 360000

2 High Street  
Banstead  
01737 363333

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All Areas  
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