



**FINE & COUNTRY**  
Kingswood

*7 Egmont House*  
Hurley Place, Banstead, Surrey SM7 1BY

## Property at a glance

- Modern Apartment
- Two Double Bedrooms
- Luxury Bath/Shower Room
- Modern, Black Gloss Kitchen
- Kitchen Open-Plan to Living/Dining Room
- Top Floor
- Allocated Parking Space & Visitors Parking
- Close To Banstead Village
- Communal Garden
- Available From Mid/Late October 2024

## Setting

This fabulous apartment is located within just a few minutes distance of Banstead village and rail station, which operates services to Victoria taking approximately 45-55 minutes.

Banstead retains the charm of a popular village with the benefit of being only a short drive from the towns of Epsom, Sutton and Reigate, all of which boast comprehensive shopping facilities. The M25 is approximately 4 miles to the South at junction 8, providing links to Gatwick and Heathrow Airports.

There is a wide selection of sporting and leisure activities around the area. The surrounding and extensive countryside is ideal for both walking, running and riding. Ramblers and nature enthusiasts will be spoilt for choice by the wealth of walks in the area.

**£1,650 Per Month**

# 7 Egmont House

Available to rent from mid/end of October 2024, is this fabulous two double bedroom apartment located within walking distance of Banstead village shops and railway station.

The apartment is situated on the top floor with a superb open-plan kitchen/dining/living room, the modern kitchen is fitted with a range of integrated appliances. Bedroom one has a built in double wardrobe; there is a further double bedroom and a modern bath/shower room. There is a spacious entrance hall with a large storage, airing cupboard and wood flooring which flows to the kitchen/living room.

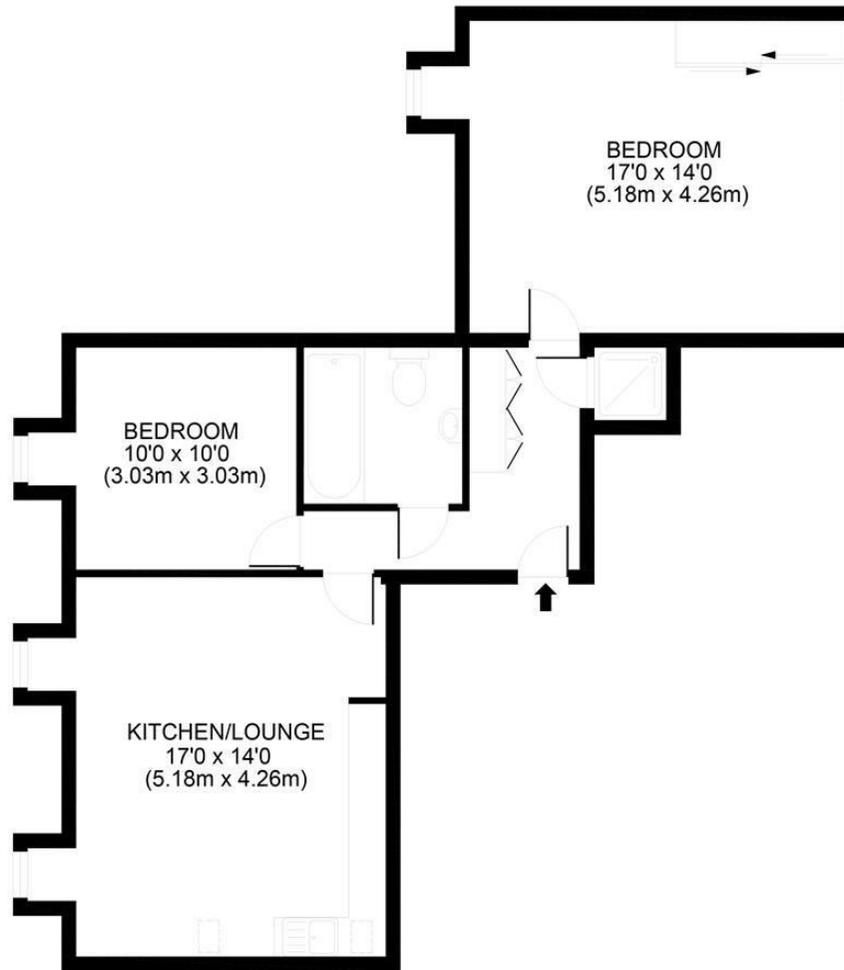
There is a communal garden, allocated parking bay to gated area, visitors' parking and intercom system. An internal viewing is highly recommend to appreciate the space and quality of this modern apartment.

Council Tax Band - D  
Deposit: £1903.85 (5 weeks)  
Term: 12 Months

### TERMS:

Tenancy term to be agreed between Landlord and Tenant. Rent payable monthly in advance. The tenant is responsible for the cost of all utility bills applicable to this property and council tax. A security deposit will be required in cleared funds prior to the start of the tenancy, which will be lodged with the Deposit Protection Service. Should a tenant need to be released early from the Tenancy this is subject to the Landlord being in agreement. Figures to be confirmed upon request. All other terms are subject to negotiation and agreement.





SECOND FLOOR

Gross Internal Area 796sq ft/74sq metres

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

For a free valuation, contact the numbers listed on the brochure.

Viewings strictly via the vendors agents Fine & Country on 01737 361014.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		81	81
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Fine & Country The Estate Office, Kingswood, Surrey, KT20 6HS  
Tel: +44 (0)1737 361014  
Email: [kingswood@fineandcountry.com](mailto:kingswood@fineandcountry.com)  
Web: [kingswood.fineandcountry.co.uk](http://kingswood.fineandcountry.co.uk)  
Fine & Country Sales, Lettings, Land & New Homes

FINE & COUNTRY  
Kingswood