



Lancaster Court, Banstead, Surrey SM7 1RR
£1,000 PCM

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**WILLIAMS
HARLOW**



WILLIAMS HARLOW ARE PROUD TO PRESENT A TWO DOUBLE BEDROOM APARTMENT IN THE POPULAR NORK AREA OF BANSTEAD. This is a two double bedroom first floor apartment located in a popular block with attractive communal gardens within easy reach of Banstead main line station and Nork shopping parade. A good size lounge with private balcony, a fitted kitchen with re-fitted shower room. Benefits from allocated car parking. Available early April on an unfurnished basis.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		66	78
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		59	72
EU Directive 2002/91/EC			



COMMUNAL ENTRANCE DOOR

Accessed from the front and rear to:

COMMUNAL ENTRANCE LOBBY

Stairs rising to:

FIRST FLOOR LANDING

PRIVATE FRONT DOOR

Giving access through to:

ENTRANCE HALL

4.09m x 0.91m (13'5 x 3'0)

Cloaks cupboard, large airing cupboard with header tank above and further storage cupboard to side.

LOUNGE

4.88m x 3.68m (16'0 x 12'1)

Double glazed window with front aspect, wall mounted electric heater, wall lights and glazed door providing access through to:

PRIVATE BALCONY

3.84m x 0.99m (12'7 x 3'3)

Wrought iron balustrade, tiled floor and open views to the front.

KITCHEN

2.90m x 2.39m (9'6 x 7'10)

Recently fitted with a modern range of wall and base units comprising of roll edge work surfaces incorporating a stainless steel sink drainer with mixer tap. There are a comprehensive range of cupboards and drawers below the work surface. Upright fridge freezer, cooker and washer/dryer. Wall mounted extract, window to rear and tiled walls.

BEDROOM ONE

3.73m x 3.84m (12'3 x 12'7)

Double glazed window with front aspect. Comprehensive range of built in wardrobes with further storage cupboard above, and wall mounted electric heater.

BEDROOM TWO

3.96m x 2.44m (13'0 x 8'0)

Double glazed window to rear. Wall mounted electric heater.

RE-FITTED SHOWER ROOM

Comprising of a fully enclosed shower cubicle. Low level WC with concealed cistern. Wash hand basin with mixer tap and vanity cupboard below. Obscured glazed window to rear, heated towel rail, wall mounted electric heater and part tiled walls.

OUTSIDE

The property is surrounded by well maintained communal gardens comprising with area of lawn, flower and shrub borders and some mature trees.

GARAGE

Available for an additional fee.

COUNCIL TAX

Council Tax Band C (£1,725.81) 2018/19



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FIRST FLOOR



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