

## 8 Hurley Close Banstead, SM7 1BY

WILLIAMS HARLOW ARE PLEASED TO BRING THIS MODERN TWO DOUBLE BEDROOM, TWO BATHROOM FLAT TO THE MARKET. This first floor flat is in excellent condition and in a popular location due to convenience to Banstead train station and Banstead Village High Street. Comprising two double bedrooms, two bathrooms (1 en-suite), and an open-plan kitchen-diner with all mod-cons. Further benefits include secure video entry phone and allocated off-street car parking. Available immediately on an unfurnished basis.

**£1,500 PCM Unfurnished**



## ENTRANCE

Secure video entry phone into hallway and stairs to first floor

## HALLWAY

Wood flooring and store cupboard

## BEDROOM 1

Double size with built-in wardrobes and good quality carpet

## EN-SUITE

En-suite shower room to bedroom 1 with shower cubicle, WC and hand-basin

## BEDROOM 2

Double size with carpet and built-in wardrobes

## BATHROOM

Family bathroom with bath, WC and hand-basin

## KITCHEN-DINER

Open-plan with all mod-cons and access points for SKY cable TV.  
Good condition with large windows for lots of natural light.

## OUTSIDE

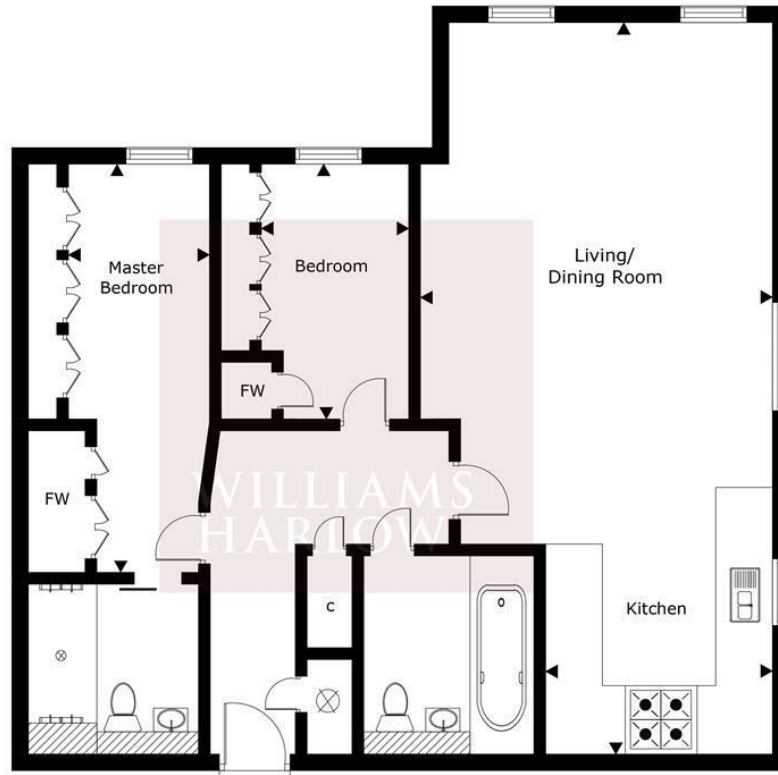
Communal landscaped grounds

## COUNCIL TAX

Council Tax Band D (£2,235.36) 2023 / 24



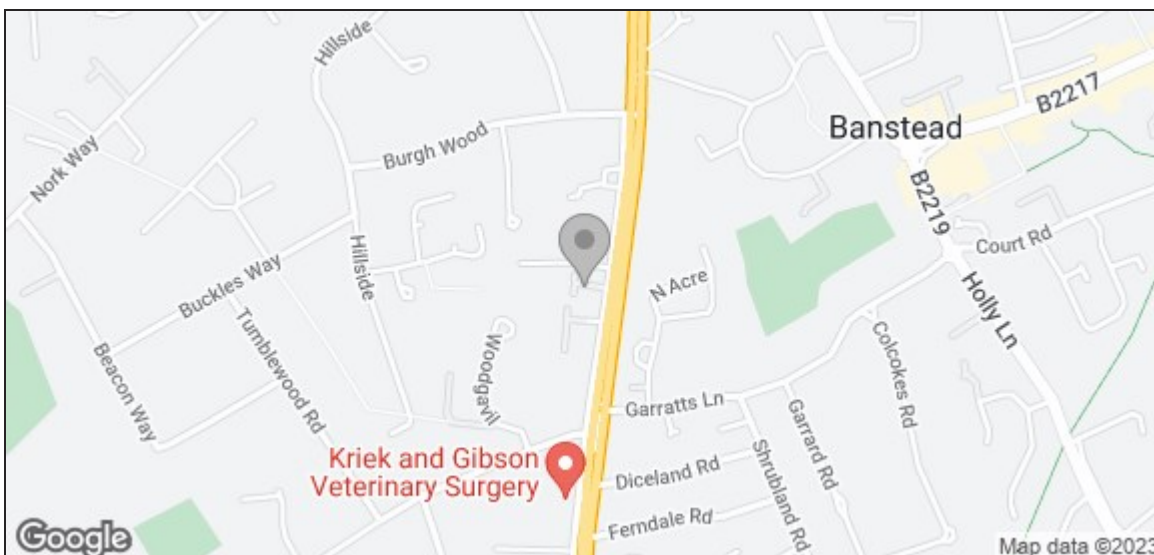




MAIN FLOOR  
APPROX. FLOOR  
AREA 676.38 SQ.FT.  
(62.86 SQ.M.)

TOTAL APPROX. FLOOR AREA 676.38 SQ.FT. (62.86 SQ.M.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst care is taken in the preparation of this plan, please check all dimensions, shapes before making decisions reliant upon them. KEY: C = CUPBOARD FW = FITTED WARDROBE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	85	86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-36) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		