

## Woodmansterne Lane Banstead, Surrey SM7 3AB

WILLIAMS HARLOW ARE EXCITED TO BRING THIS THREE BEDROOM APARTMENT TO THE MARKET. Located in a popular development in Banstead Village, within walking distance to the High Street. The apartment consists of three bedrooms, a good size reception room, a large private balcony (32ft), modern, fully equipped kitchen, bathroom with separate WC and an allocated undercover car parking space. Available late June/early July on an unfurnished basis.

£1,750 PCM Unfurnished



## COMMUNAL ENTRANCE DOOR

Straight staircase leading to the:

## FIRST FLOOR LANDING

Giving access to:

## PRIVATE FRONT DOOR

Solid wood front door giving access through to:

## ENTRANCE HALL

Coving. Store cupboard housing meters. Further storage cupboard housing fuse board. Polished wood block flooring and new radiator.

## LOUNGE/DINING ROOM

4.88m x 3.58m (16'0 x 11'9)

Coving. Double glazed door opening onto large private balcony with double glazed windows to side. New radiator. Continuation of the polished wood block flooring.

## RE-FITTED KITCHEN

3.58m x 2.24m (11'9 x 7'4)

Rolled edge work surface incorporating Bosch electric hob with Bosch oven below and extractor above. Cupboard housing replacement (4 years) boiler. A range of base and eye level cupboards. Spaces for dishwasher and washing machine. Breakfast bar. Double glazed window to front. Karndean flooring.

## BEDROOM ONE

3.89m x 3.51m (12'9 x 11'6)

Coving. Door to balcony. Double glazed window to side. Built in wardrobe. New radiator.

## BEDROOM TWO

4.60m x 2.31m (15'1 x 7'7)

Double glazed window to side. Built in wardrobe.

## BEDROOM THREE

3.58m x 2.54m (11'9 x 8'4)

Coving. Double glazed window to rear. New radiator. Wood effect flooring.

## SEPARATE WC

Low level WC. Wall mounted wash hand basin with tiled splashback. Obscured double glazed window.

## BATHROOM

White suite. Panel bath. Vanity unit incorporating a wash hand basin with mixer tap. Heated towel rail. Obscured double glazed window.

## OUTSIDE

The property is surrounded by well maintained communal gardens.

## LARGE PRIVATE BALCONY

9.75m approximately (32'0 approximately)

Accessed from the lounge and main bedroom enjoying a pleasant outlook over the communal gardens.

## PARKING

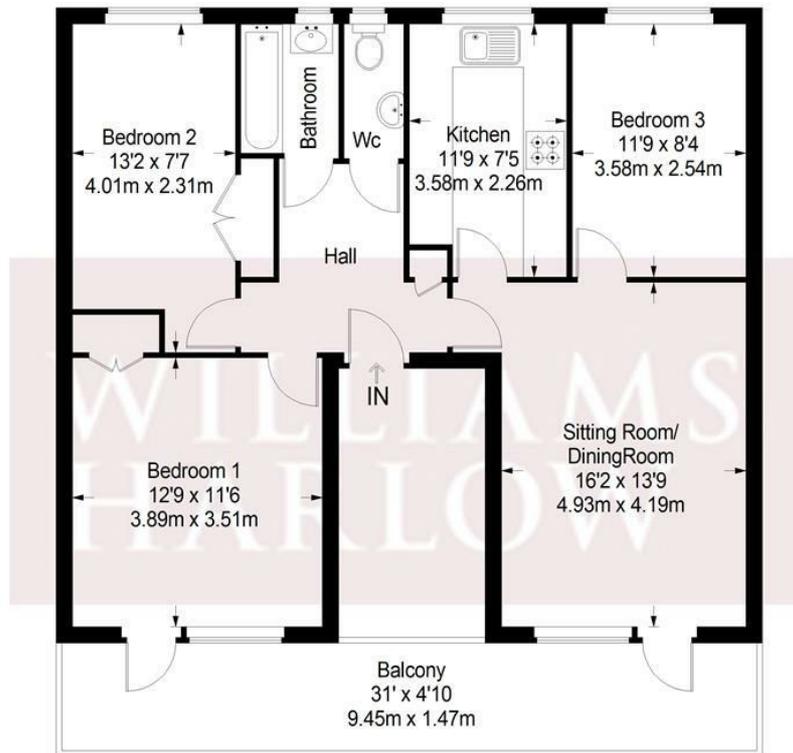
Under cover parking space with entrance door into communal hallway.

## COUNCIL TAX

Council Tax Band D (£2,448.79) 2025 / 26



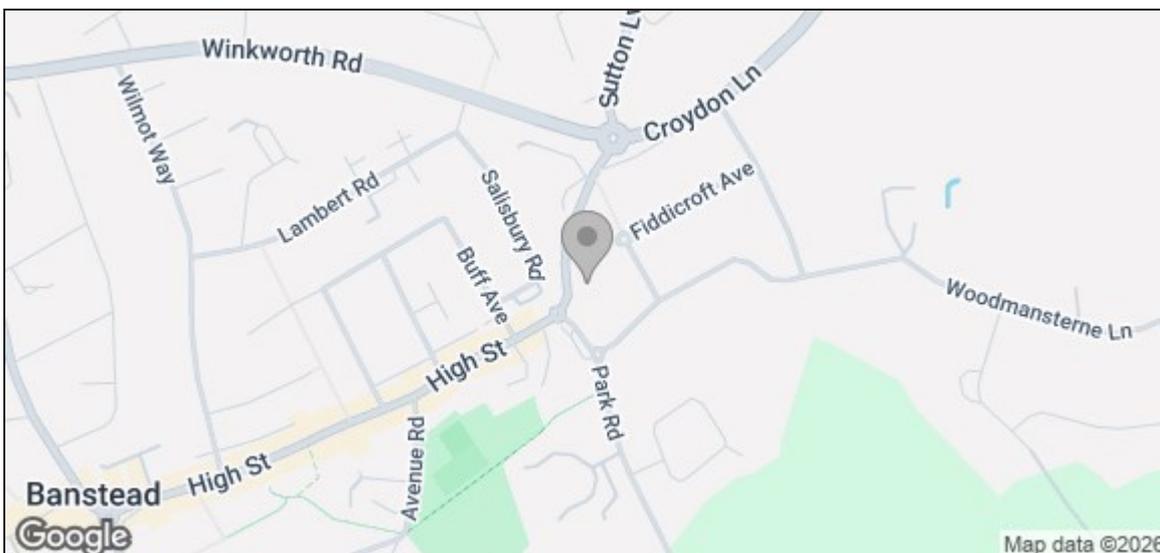
## Well House, Woodmansterne Lane, Banstead



**First Floor = 765 sq ft**

Approximate Gross Internal Area  
FIRST FLOOR = 765 sq ft / 71.07 sq m  
Total = 765 sq ft / 71.07 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID357409)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	<b>77</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
	EU Directive 2002/91/EC	