

## High Street Banstead, Surrey SM7 2NL

WILLIAMS HARLOW ARE PLEASED TO BRING THIS CONVENIENTLY LOCATED TOP FLOOR APARTMENT TO THE MARKET. A very spacious 2 bedroom (1 double, 1 single) apartment is offered in very good decorative condition throughout and is centrally located in Banstead Village. This quiet second floor apartment also provides a modern fitted kitchen, a small study, spacious reception room and good size family bathroom. Further benefits include full double glazing, gas central heating and secure phone entry. Available late-April on an unfurnished basis. Unfortunately there is NO CAR PARKING.

£1,550 PCM Unfurnished



## COMMUNAL ENTRANCE

Accessed from the High Street with stairs leading to:

## SECOND FLOOR

### PRIVATE FRONT DOOR

Giving access to:

### ENTRANCE HALL

Security entry phone, storage cupboard, radiator and laminate wood flooring.

### LOUNGE

4.11 x 3.07 (13'6" x 10'1")

Front aspect double glazed window, coving, picture rail and radiator.

### KITCHEN

3.05 x 2.34 (10'0" x 7'8")

Rear aspect double glazed window and door to secondary/fire security staircase. Single drainer sink unit with range of wall and base units. Work surface with inset four ring electric hob and extractor above and oven below. Fridge/freezer, washing machine, wall mounted gas boiler and part tiled walls.

### BEDROOM ONE (double)

3.73 x 3.20 (12'3" x 10'6")

Front aspect double glazed window, picture rail, fitted wardrobes and radiator.

### BEDROOM TWO (single)

3.58 x 2.49 (11'9" x 8'2")

Rear aspect double glazed window, picture rail, storage cupboard and radiator.

### STUDY

2.95 x 2.18 (9'8" x 7'2")

Rear aspect glazed window, picture rail and radiator.

### FAMILY BATHROOM

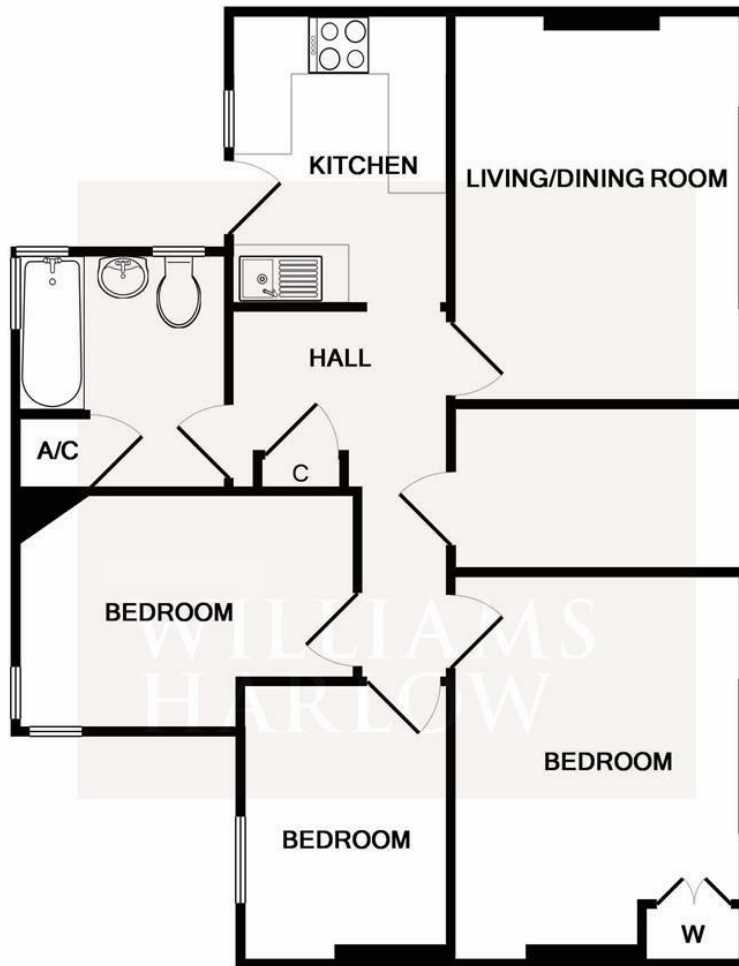
2.46 x 2.29 (8'1" x 7'6")

Dual aspect with double glazed window to side and rear. Panel enclosed bath with mixer tap and shower attachment. Pedestal wash hand basin, low level WC, storage cupboard, part tiled walls and radiator.

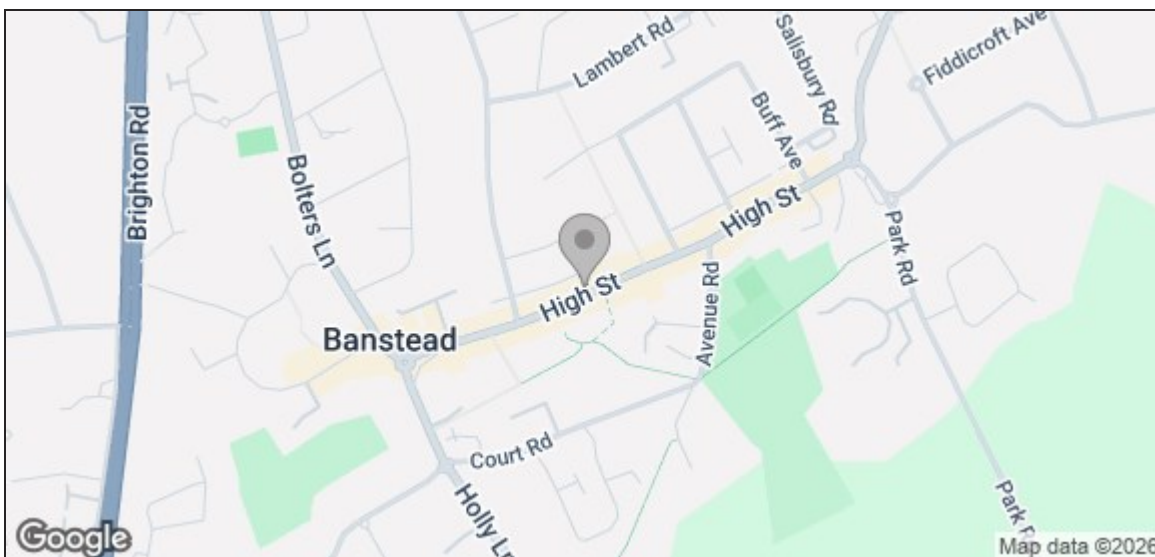
## COUNCIL TAX

Council Tax Band C (£2,176.70) 2025 / 26





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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	56	64
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	