

**WILLIAMS  
HARLOW**

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## Brighton Road Banstead, SM7 1BS

£1,400 PCM Unfurnished



WILLIAMS HARLOW ARE EXCITED TO BRING THIS MODERN ONE-BEDROOM APARTMENT TO THE MARKET. Located on the top floor of this modern block which is within walking distance to Banstead Village High Street, it is in excellent condition and location. Consisting of an open-plan kitchen-lounge-diner with integrated appliances, a large double size bedroom and modern shower bathroom. Further benefits include double glazing and an allocated off-street car parking space. Available immediately on an unfurnished basis.



## BUILDING

Built approximately 10 years ago

## ENTRANCE

Secure phone entry on ground level

## FRONT DOOR

Located on top (2nd) floor

## KITCHEN-LOUNGE-DINER

Open-plan layout with all modern appliances integrated

## BEDROOM

Large double bedroom overlooking the rear communal gardens and bike shed

## SHOWER ROOM

Shower cubicle, WC, basin and heated towel rail

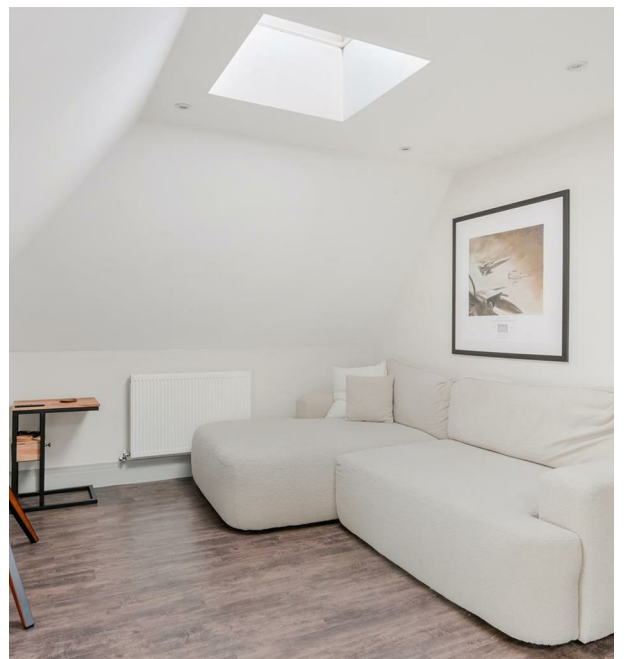
## OUTSIDE

Allocated off-street car parking space to the front of the building

Communal gardens to the rear of the building

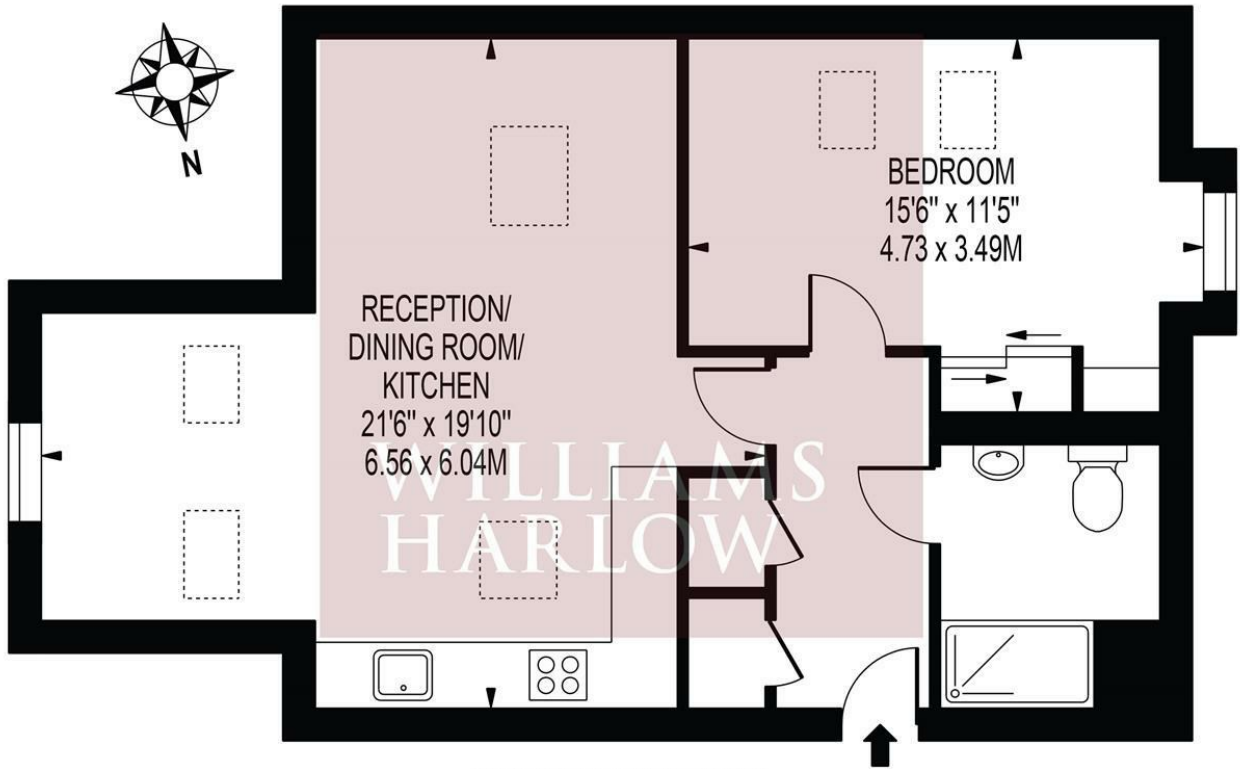
## COUNCIL TAX

Council Tax Band C (£2,079.42) 2024 / 25



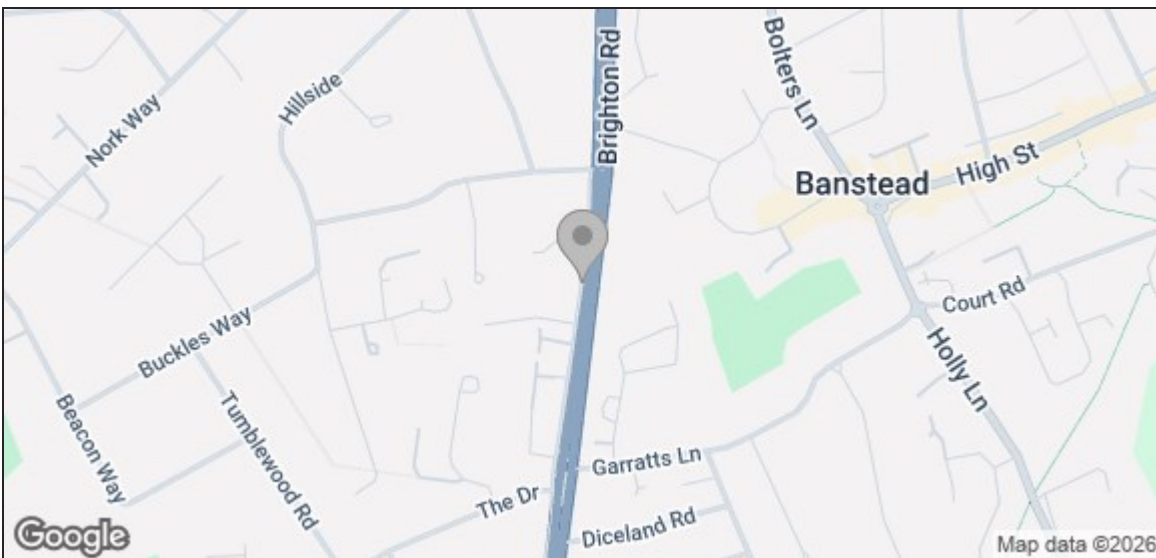
# DERBY HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: **572 SQ FT - 53.16 SQ M**



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>83</b>	<b>83</b>
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	