

**WILLIAMS
HARLOW**

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Elizabeth Drive

Banstead, Surrey SM7 2FA

£1,400 PCM Unfurnished



WILLIAMS HARLOW ARE BRINGING THIS ONE BEDROOM APARTMENT TO THE MARKET. This luxury one double bedroom apartment is located on the ground floor of the exclusive Elizabeth Drive development. Set amidst 28 acres of private woodland and communal landscaped gardens, the finish of this apartment is very high. Comprising a fully equipped open-plan kitchen-lounge, a large master bedroom and a good size family bathroom. Further benefits include allocated car parking and double-glazing throughout. Available beginning of September on an unfurnished basis.



COMMUNAL ENTRANCE DOOR

Entry phone system giving access to:

woodland and there are tennis courts available on site and a Japanese garden.

COMMUNAL ENTRANCE LOBBY

Leading to:

PARKING

There is one allocated parking space.

PRIVATE FRONT DOOR

Giving access through to:

COUNCIL TAX

Council Tax Band D (£2,339.35) 2024 / 25

GENEROUS 'L' SHAPED ENTRANCE HALL

5.26m x 2.51m maximum (17'3 x 8'3 maximum)

Entry phone, downlighters, coving, large storage cupboard, shelving with separate airing cupboard to side with insulated cylinder and airing shelving above.

OPEN PLAN KITCHEN/LIVING AREA

6.10m x 4.09m overall (20'0 x 13'5 overall)

KITCHEN AREA

Fitted with a modern range of wall and base units comprising of roll edge work surfaces incorporating a one and a half bowl sink drainer with mixer tap. There are a comprehensive range of cupboards and drawers below the work surface with integral appliances of fridge, freezer, dishwasher and washing machine. Fitted double oven and grill. Surface mounted electric hob with extractor above. Range of eye level cupboards with underlighters. 2 x windows to front. Part tiled walls and downlighters. Opening through to:

LOUNGE

Window to front. Electric heater. Coving and wall lights.

STUDY RECESS

Suitable for a desk with shelving.

BEDROOM

3.56m x 3.07m entrance recess of 1.04m x 0.84m (11'8 x 10'1 entrance recess of 3'5 x 2'9)

Window to rear, wall mounted electric heater, wall lights and coving. A large built storage cupboard with hanging rail and storage shelf. To the side of which there is a further good sized storage cupboard.

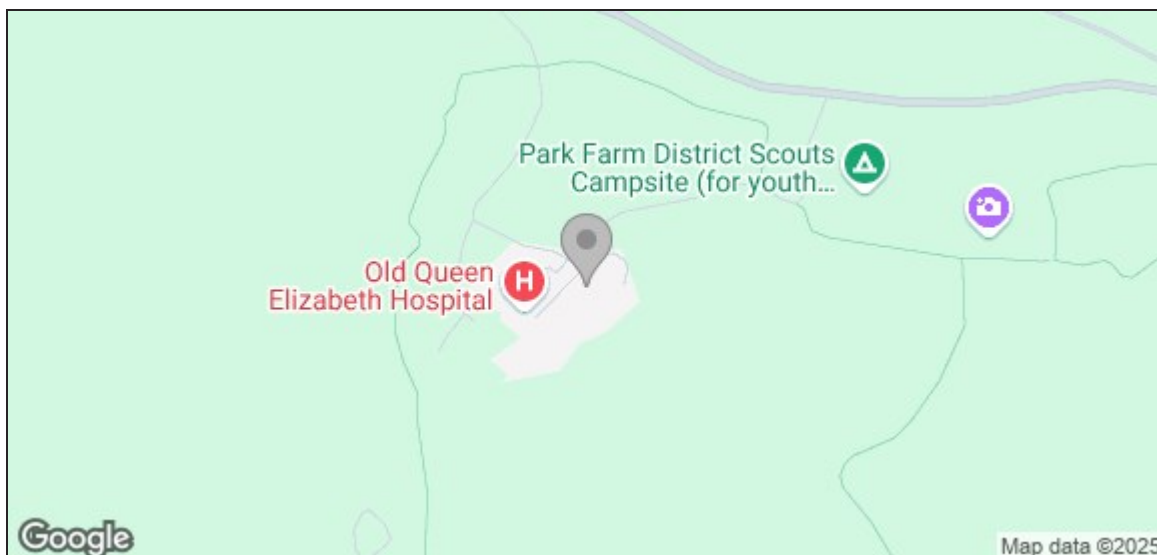
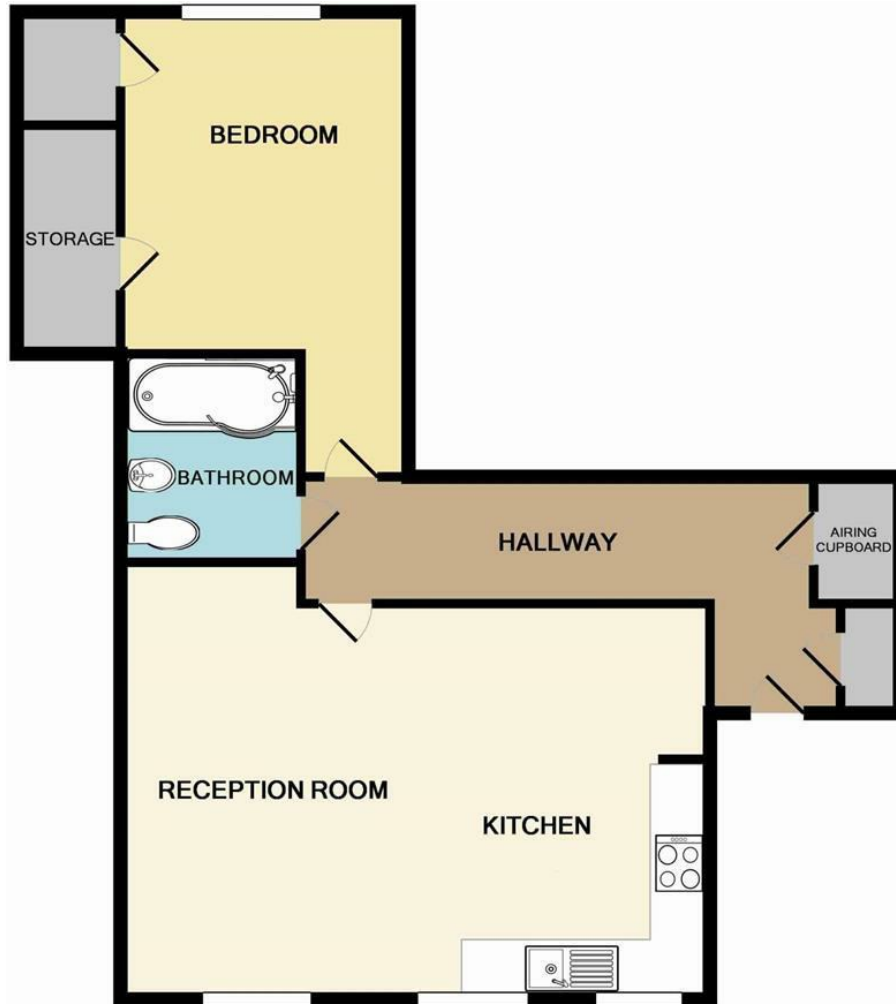
BATHROOM

Fitted with a white suite comprising of a panel bath with mixer tap and shower attachment. Wash hand basin with mixer tap and vanity cupboard below. Low level WC with concealed cistern. Part tiled walls, picture rail, ceiling mounted extractor and downlighters.

OUTSIDE

The property is set in communal grounds of approximately 28 acres which are divided into various areas of formal gardens,





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		