

**WILLIAMS  
HARLOW**

Banstead Office  
Call: 01737 370022

31 High Street, Banstead, Surrey, SM7 2NH

lettings@williamsharlow.co.uk  
www.williamsharlow.co.uk

## High Street Banstead, Surrey SM7 2NL

£1,000 PCM Unfurnished



WILLIMAS HARLOW ARE PLEASED TO PRESENT THIS APARTMENT WITH FLEXIBLE ACCOMMODATION TO THE MARKET. A two bedroom, two reception OR three bedroom, one reception apartment located on the first floor of a characterful building in the centre of Banstead Village. Recently redecorated throughout and benefitting from double glazing and gas central heating. Available immediately on an unfurnished basis.



## ENTRANCE HALL

Laminate flooring, radiator, entryphone.

## LOUNGE

4.19 x 3.30 (13'9" x 10'10")

Double glazed window with front aspect, radiator, picture rail.

## KITCHEN

3.18 x 2.44 (10'5" x 8'0")

Modern range of base & eye level cupboards, single drainer stainless steel sink unit with mixer tap, fitted electric hob with extractor above and oven below, fridge, washing machine, radiator, part tiled walls, vinyl tiled floor, rear door with SMALL BALCONY with staircase.

## BEDROOM ONE

4.17 x 3.28 (13'8" x 10'9")

Double glazed window with front aspect, picture rail, radiator.

## BEDROOM TWO

3.58 x 2.51 (11'9" x 8'3")

Laminate flooring, double glazed window with rear aspect, radiator, picture rail.

## STUDY

2.97 x 2.21 (9'9" x 7'3")

Laminate flooring, double glazed window to rear, picture rail, radiator.

## BATHROOM

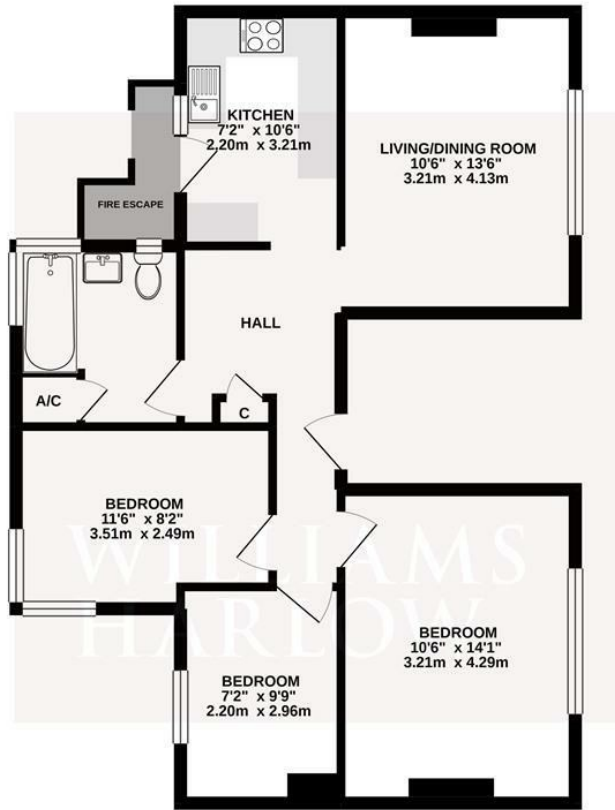
Panelled bath with shower over and shower screen, pedestal wash hand basin and low level w.c., part tiled walls, vinyl flooring, double glazed opaque window, cupboard housing central heating boiler, radiator.

## COUNCIL TAX

Council Tax Band C (£1,790.66) 2020/21



FIRST FLOOR



TOTAL APPROXIMATE FLOOR AREA 658 SQ.FT. (61.1 SQ.M.)

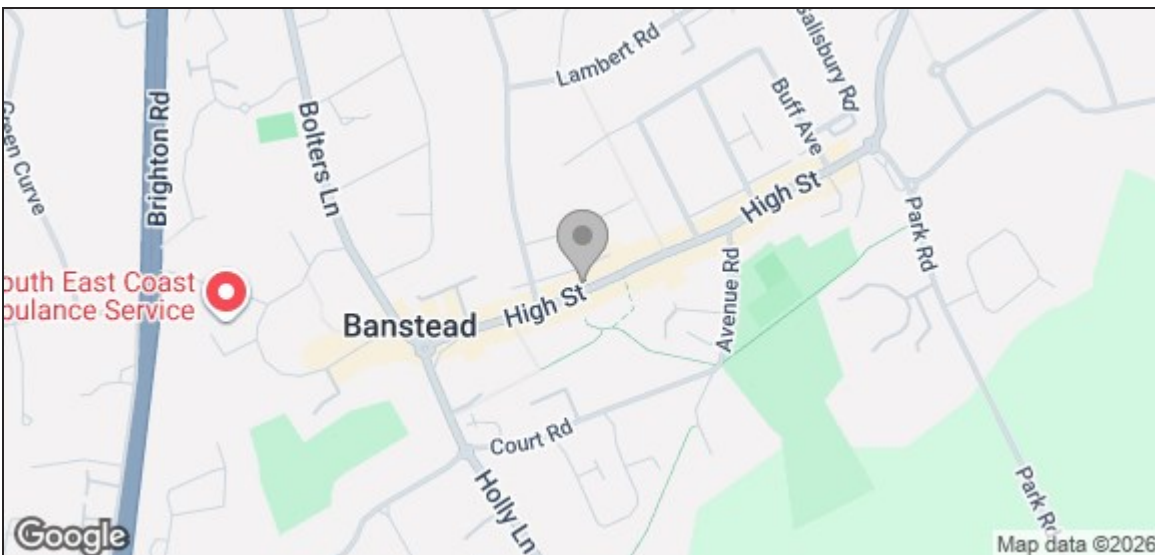
Whilst care is taken in the production of this floorplan, its intended use is solely for layout guidance only to assist you when making a decision to physically view the property in person. Windows, door opening, appliances, fixtures & fittings are only approximate & not guaranteed. When making a legal commitment to purchase you should personally check all dimensions, shapes & room layouts before making a final decision that you may later be reliant upon.

KEY: C = CUPBOARD, A/C = AIRING CUPBOARD, FW = FITTED WARDROBE, LD = LARDER, ES = EAVES STORAGE, RHH = REDUCED HEAD HEIGHT

produced by [www.darrylrixonphotography.co.uk](http://www.darrylrixonphotography.co.uk)

No liability is accepted for any errors or omissions within this floorplan drawing, as its only intended purpose is solely as a visual guidance.

produced for WILLIAMS HARLOW ESTATE AGENTS copyright protected, copying or editing any of this content requires written consent from the producer



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	