

## Buckle House

### Banstead, Surrey SM7 1BQ

WILLIAMS HARLOW ARE PROUD TO PRESENT THIS GROUND FLOOR TWO BEDROOM, TWO BATHROOM APARTMENT TO THE MARKET. A two bedroom luxury apartment with allocated parking located in this popular modern complex. The property is presented to a very high standard throughout with ensuite to master bedroom, fully fitted kitchen with integral appliances, gas heating and double glazing. Recently redecorated and available immediately on an unfurnished basis.

£1,650 PCM Unfurnished



## COMMUNAL LOBBY

With private front door giving access through to:

## COUNCIL TAX

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

## ENTRANCE HALL

Radiator, wooden flooring, cupboard housing insulated cylinder, downlighters, mirrored wall, further cloaks cupboard and doorway providing access to:

## LOUNGE

4.88m 1.22m x 4.27m 0.61m (16' 4 x 14' 2 )

Two windows to front, two radiators, wooden flooring, further obscured glazed window to side and opening through to:

## KITCHEN

2.44m 0.30m x 2.44m 2.74m (8' 1 x 8' 9 )

Well fitted with a contemporary range of wall and base units and work surfaces comprising of a stainless steel one and half bowl sink drainer with mixer tap. There are a comprehensive range of cupboards and drawers below the work surface with fitted oven and grill, surface mounted four ring halogen hob with extractor above. Integral fridge, integral freezer, integral washer/dryer and wine rack below the work surface. A range of eye level cupboards, obscured glazed window to side, wooden flooring and downlighters.

## MASTER BEDROOM

4.27m 0.61m x 2.44m 2.44m maximum dimensions (14' 2 x 8' 8 maximum dimensions)

Window to front, radiator, fitted wardrobe, doorway providing access through to:

## EN-SUITE

With a large walk in shower, low level wc, concealed system, wash hand basin with mixer tap and vanity drawers under. Mirror, shaver point, downlighters, part tiled walls, tiled floor, ceiling mounted extractor and heated towel rail.

## BEDROOM TWO

2.74m 1.22m x 2.44m 3.05m (9' 4 x 8' 10 )

Window to front and radiator.

## BATHROOM

White suite with a panelled bath with wall mounted shower above and a glass shower screen. Wash hand basin with mixer tap and vanity cupboard below, low level wc with concealed system, mirror, shaver point, downlighters, heated towel rail, part tiled walls, tiled floor and ceiling mounted extractor.

## OUTSIDE

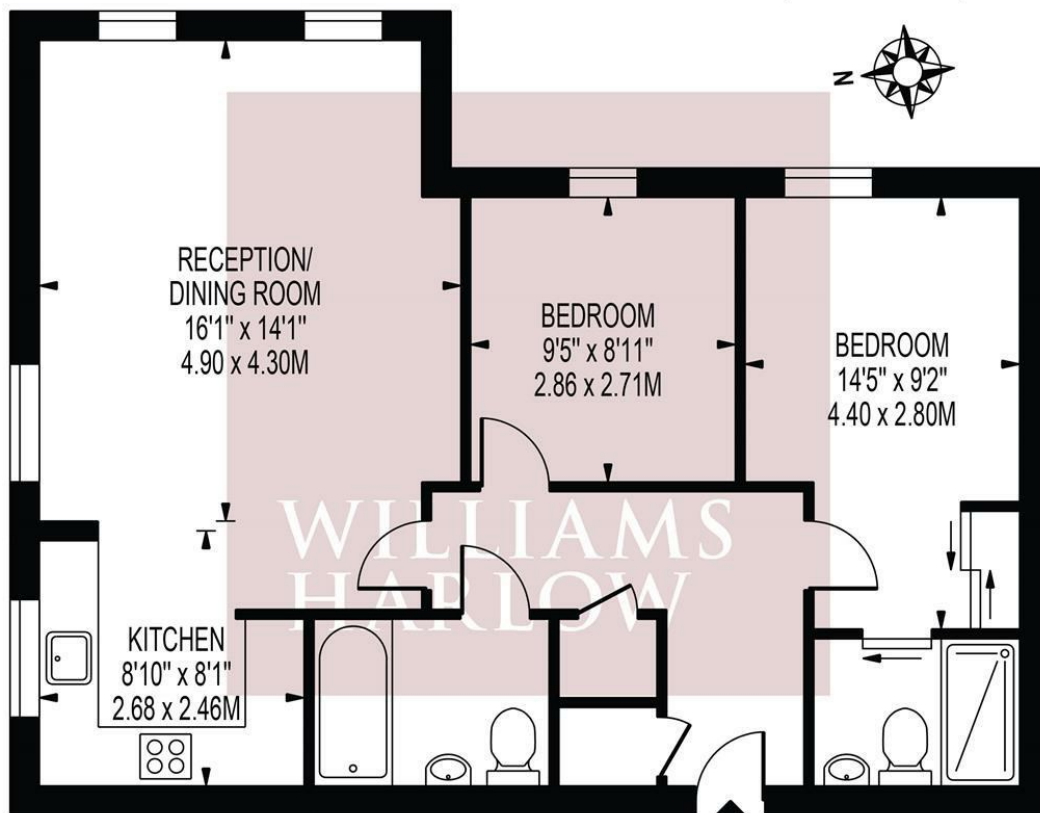
## PARKING

There is one allocated space and a number of visitor parking spaces.

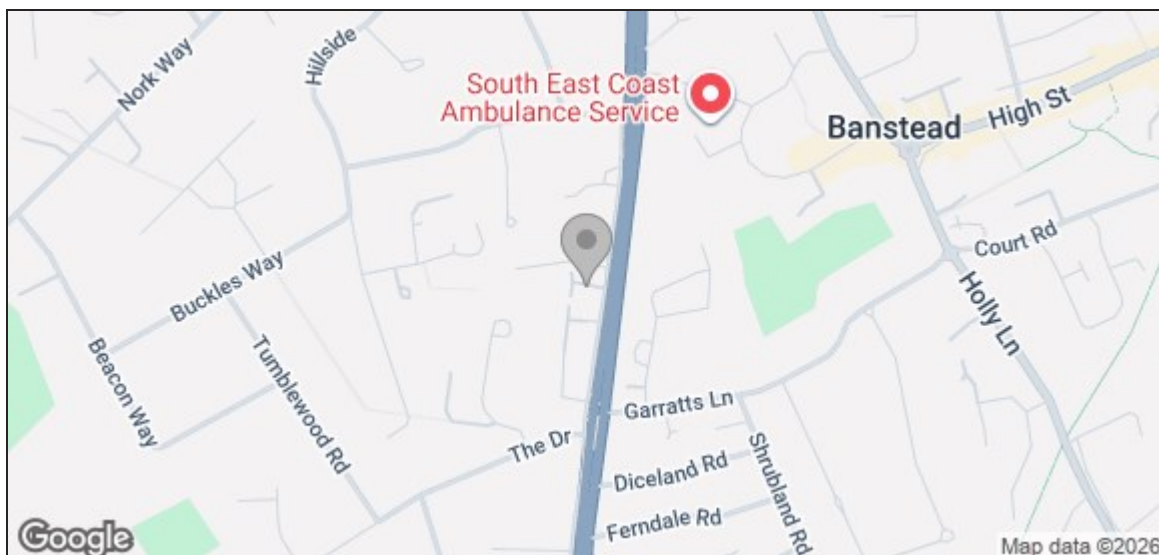


## BUCKLE HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 713 SQ FT - 66.24 SQ M



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>                            | 84      | 85        |
| (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 |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |