

**WILLIAMS  
HARLOW**

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# 10 Magnolia Drive

Banstead, SM7 1BH

£1,700 PCM Unfurnished



WILLIAMS HARLOW ARE EXCITED TO PRESENT A TOP FLOOR APARTMENT IN THIS EVER POPULAR DEVELOPMENT IN BANSTEAD. Located on the top floor of a purpose built block of only 8 apartments, this development is always popular and well-received. Consisting of two double bedrooms, two bathrooms and a large open-plan kitchen-diner with integrated modern appliances. An allocated car parking space, gas central heating and double-glazing all benefit the apartment. Available immediately on an unfurnished basis.



## DEVELOPMENT

Modern development over 3 floors with great curb appeal

## ENTRANCE

Secure video phone entry system

## FRONT DOOR

ON the second floor with security spy-hole

## HALLWAY

Providing full apartment access:

## KITCHEN-DINER

A very large, bright kitchen-diner with ample living space and a fully fitted kitchen with integrated appliances.

## BEDROOM ONE

Double size room with double-glazed windows

## EN-SUITE

En-suite shower room with WC and hand-basin

## BEDROOM TWO

Double sized room

## BATHROOM

With shower over bath, WC, hand-basin and heated towel-rail

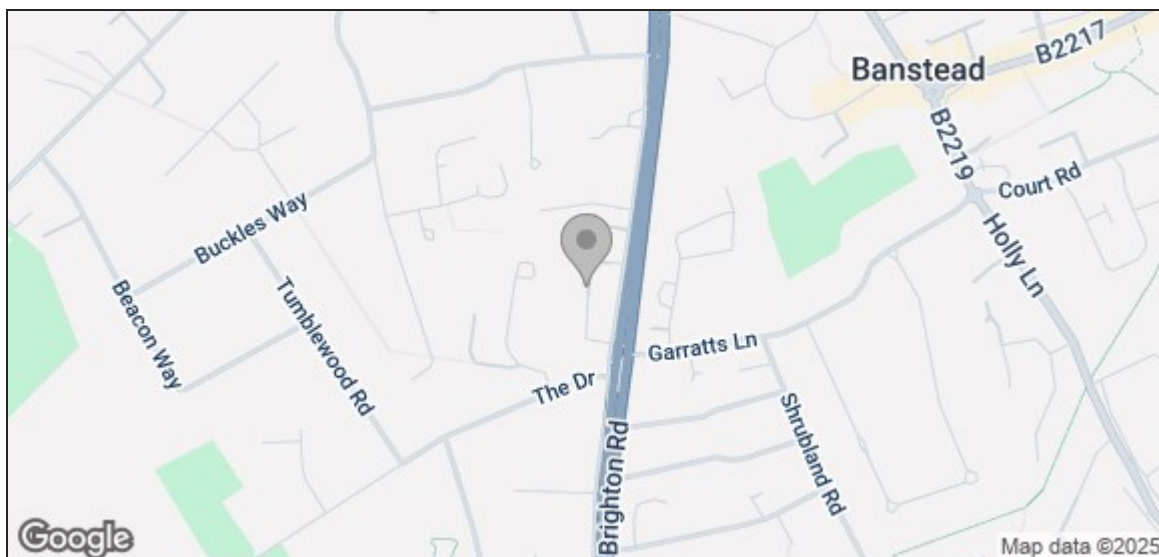
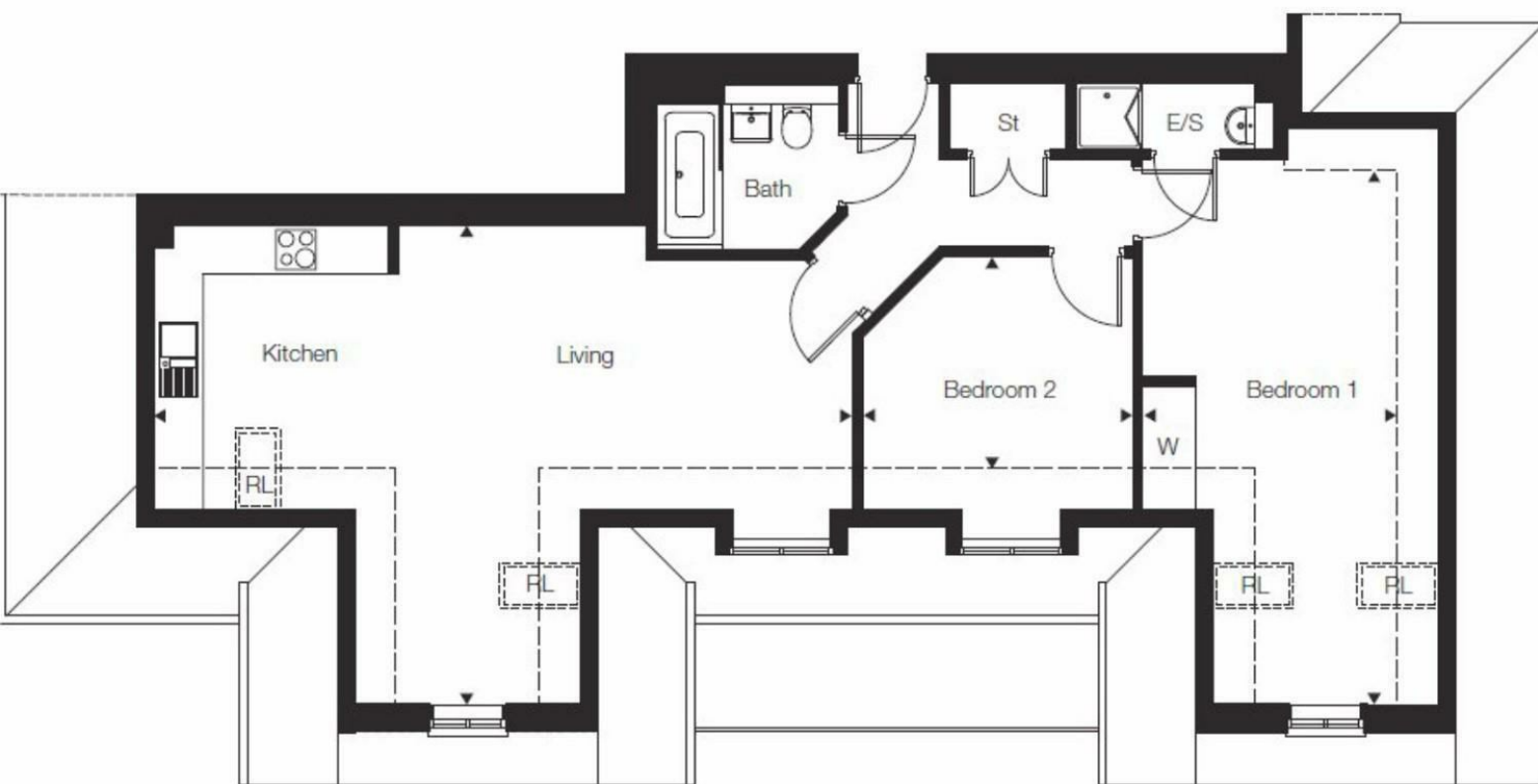
## OUTSIDE

Small communal grounds and allocated car parking space

## COUNCIL TAX

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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	81	81
(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		