

# I Chipstead Road

## Banstead, Surrey SM7 2HN

WILLIAMS HARLOW ARE BRINGING THIS LARGE NEWLY REDECORATED ONE BEDROOM APARTMENT TO THE MARKET. Occupying an ideal location only a short walk from Banstead Village, this apartment has it all. Comprising a spacious reception room, a large fully-fitted kitchen, a double bedroom with built-in wardrobe and a family bathroom on the first floor. Benefits include gas central heating and an allocated car parking space. Available immediately on an unfurnished basis.

£1,350 PCM Unfurnished





## COMMUNAL FRONT DOOR

With secure entry phone system to:

## COMMUNAL ENTRANCE LOBBY

Staircase leading to:

## FIRST FLOOR

### LANDING

With meter cupboard and private front door leading to:

### ENTRANCE HALL

2.49 x 2.01 (8'2" x 6'7")

Cupboard housing gas fired combination boiler, wall mounted central heating thermostat, coving and doorways to:

### LOUNGE

4.80m x 3.89m maximum dimensions (15'9" x 12'9" maximum dimensions)

Bay windows to side and front, downlighters, coving, 2 x radiators, tv aerial point and satellite point.

### KITCHEN

3.51 x 2.64 (11'6" x 8'8")

Comprehensively fitted with a modern range of white units with light grey roll edged work surfaces incorporating a stainless steel single drainer sink. Range of eye level cupboards. Bosch appliances comprising of single oven with gas hob and glass chimney hood, fridge/freezer, washer/dryer and dishwasher, window to front, part tiled walls, tiled floor, radiator, coving and downlighters.

### BEDROOM

3.35 x 2.87 (11'0" x 9'5")

Measurement excluding entrance recess plus fitted wardrobes. Double aspect with windows to side and rear, radiator, coving, telephone point, tv and aerial point.

### BATHROOM

White suite comprising of panel enclosed bath with mixer tap and shower attachment. WC with concealed cistern. Fully enclosed shower cubicle with wall mounted shower. Wash hand basin. Shaver point, obscured glazed window to rear, downlighters and ceiling mounted extractor.

## OUTSIDE

### PARKING

One allocated parking space.

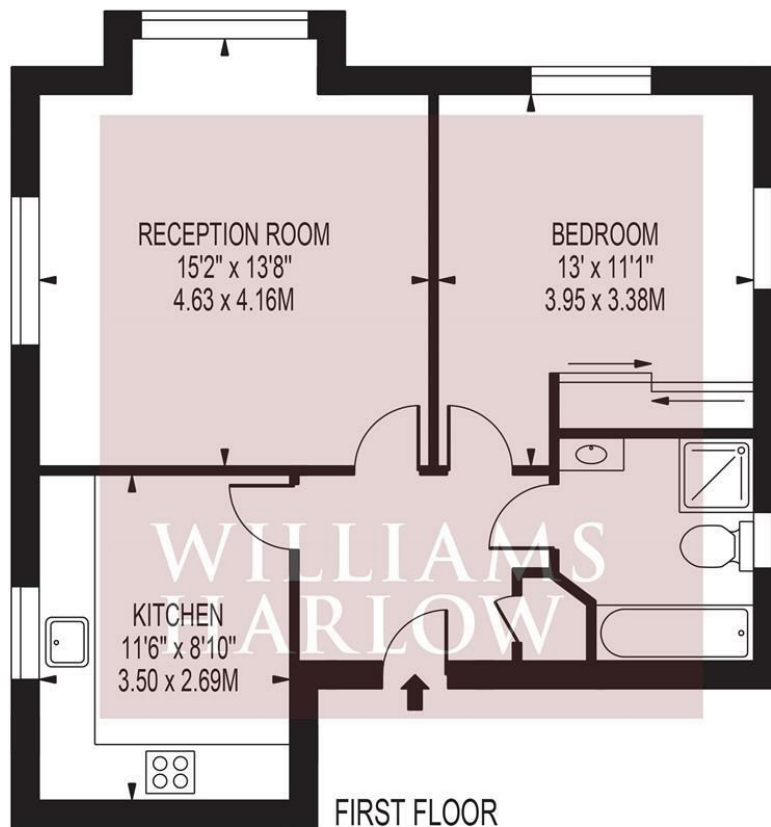
## COUNCIL TAX

Council Tax Band C (£2,176.70) 2025 / 26



## MANOR COURT

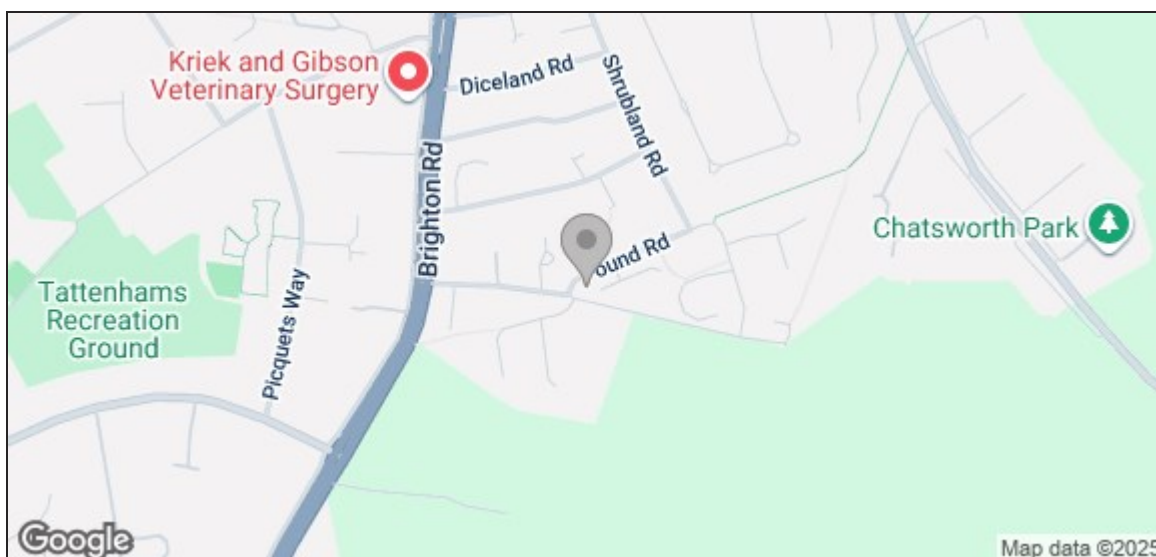
APPROXIMATE GROSS INTERNAL FLOOR AREA: 562 SQ FT - 52.22 SQ M



FIRST FLOOR

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) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-36) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		