

**WILLIAMS
HARLOW**

Banstead Office
Call: 01737 370022

31 High Street, Banstead, Surrey, SM7 2NH

banstead@williamsharlow.co.uk
www.williamsharlow.co.uk

Brighton Road Banstead, Surrey SM7 1AF

WILLIAMS HARLOW BANSTEAD are pleased to present an opportunity to acquire a TWO BEDROOM FIRST FLOOR APARTMENT located on the outskirts of Banstead Village within a gated complex plus parking available for one car and additional visitor bays on site. SOLE AGENTS. VIEWING HIGHLY RECOMMENDED.

Asking Price £350,000 - Leasehold



COMMUNAL ENTRANCE

Entry phone system. Stairs giving access to all floors:

SECOND FLOOR (TOP)

Giving access to the:

PRIVATE FRONT DOOR

Giving access through to the:

ENTRANCE HALLWAY

Coving. Entry phone system. Storage cupboard housing the utility meters. An additional cupboard housing the new combi boiler recently fitted.

LIVING ROOM

Large double glazed bay window to the rear. 2 x radiators. Coving. 2 ceiling mounted feature lights.

KITCHEN

A comprehensive range of wall and low level cupboards/drawers. Laminate work top. Stainless steel sink drainer. Electric hob with electric oven below and extractor fan above. Integral fridge freezer. Space for a washing machine. Tiled splashback and tiled floor.

BEDROOM ONE

Large double glazed window to the rear. Radiator. Space for fitted wardrobes or free standing.

BEDROOM TWO

Large velux window to the front. Radiator.

BATHROOM

Enclosed shower. Low level WC. Wash hand basin with mixer tap and storage below. Radiator. Extractor fan. Tiled floor and part tiled walls.

OUTSIDE

PARKING

One allocated parking space and visitors parking available on site.

LEASE

TO BE CONFIRMED.

MAINTENANCE CHARGES

TO BE CONFIRMED.

GROUND RENT

TO BE CONFIRMED.

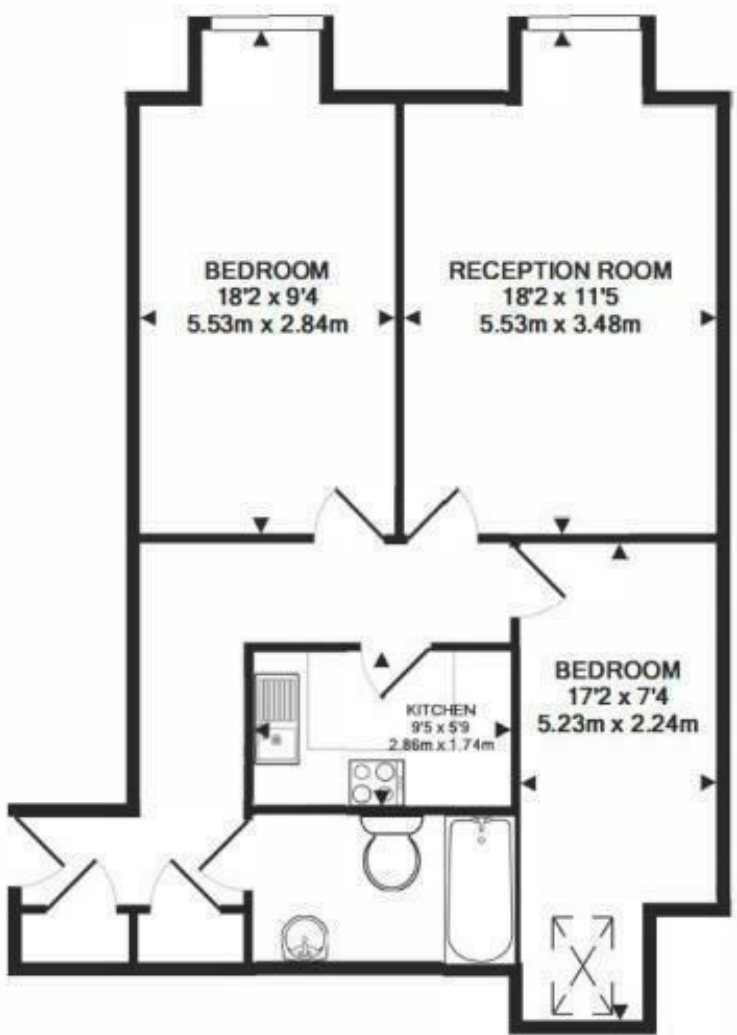
COUNCIL TAX

Reigate & Banstead BAND D £2,339.35 2024/25



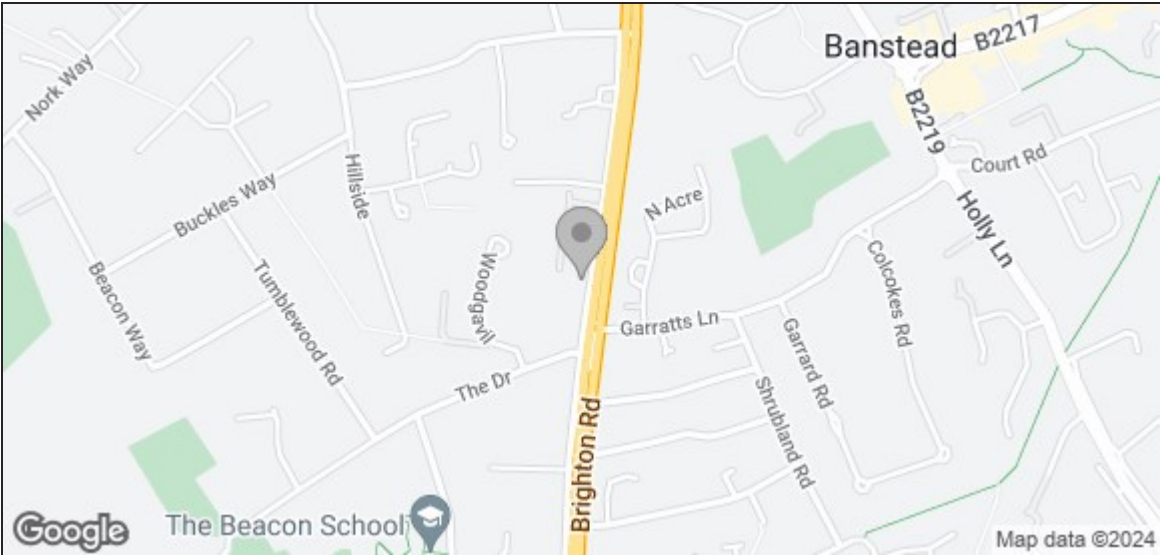
Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

WILLIAMS
HARLOW



TOTAL APPROX. FLOOR AREA 690 SQ.FT. (64.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



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