

**WILLIAMS  
HARLOW**

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## Elizabeth Drive Banstead, Surrey SM7 2FE

WILLIAMS HARLOW ARE PLEASED TO PRESENT THIS TWO BEDROOM GROUND FLOOR APARTMENT ON A PRIVATE, GATED DEVELOPMENT. This stunning development is set securely within 28 acres of landscaped communal grounds and woodland. The apartment consists of two double bedrooms, two bathrooms, large storage cupboard and a large reception room with adjoining fully equipped kitchen. The apartment further benefits from secure voice entry and an allocated car parking space. Available immediately on an unfurnished basis.

**£1,500 PCM Unfurnished**



## COMMUNAL ENTRANCE

Stairs and lift giving access to all floors.

## GROUND FLOOR

Access to:

## PRIVATE FRONT DOOR

Leading through to the:

## ENTRANCE HALL

Downlights. Coving. Storage cloaks cupboard. Radiator. Thermostat control for the electric heaters. Airing cupboard housing hot water tank and fuse board. Large double glazed window.

## LOUNGE

2 x double glazed windows overlooking the communal grounds and tennis courts. Coving. Wall lights. Opening through to the:

## STUDY AREA

Power points and wall light.

## KITCHEN

Granite work surface incorporating a one and a half bowl sink drainer. Inset Siemens electric hob with extractor above. Integrated appliances including washer/dryer, dishwasher and a fitted double oven. Built in fridge freezer. A comprehensive range of low and eye level cupboards with underlighting. Downlights. Window overlooking the communal grounds.

## BEDROOM ONE

Built in wardrobe. Electric heater. Wall lights. Coving. Door leading through to the:

## EN-SUITE SHOWER ROOM

Enclosed shower cubicle. Low level WC with concealed cistern. Wash handbasin with storage cupboard below. Heated towel rail. Electric shaver point. Part tiled walls and wood effect flooring. Downlights. Extractor fan. Double glazed window overlooking the communal grounds.

## BEDROOM TWO

Double glazed window overlooking the communal grounds. Wall lights. Coving. Electric heater.

## FAMILY BATHROOM

Panel bath. Low level WC with concealed cistern. Wash hand basin with storage cupboard. Large wall mirror. Electric shaver point. Heated towel rail. Wood effect flooring. Downlights. Extractor fan.

## OUTSIDE

## PARKING

One allocated parking space and visitor's parking on site.

## COMMUNAL GROUNDS

The property is surrounded by 28 acres of communal gardens comprising of areas of lawn and wooded areas. There is also a Japanese garden and access to tennis courts. All is reached by a private driveway accessed via electronically controlled security gates. There is also a useful communal bike store.

## COUNCIL TAX

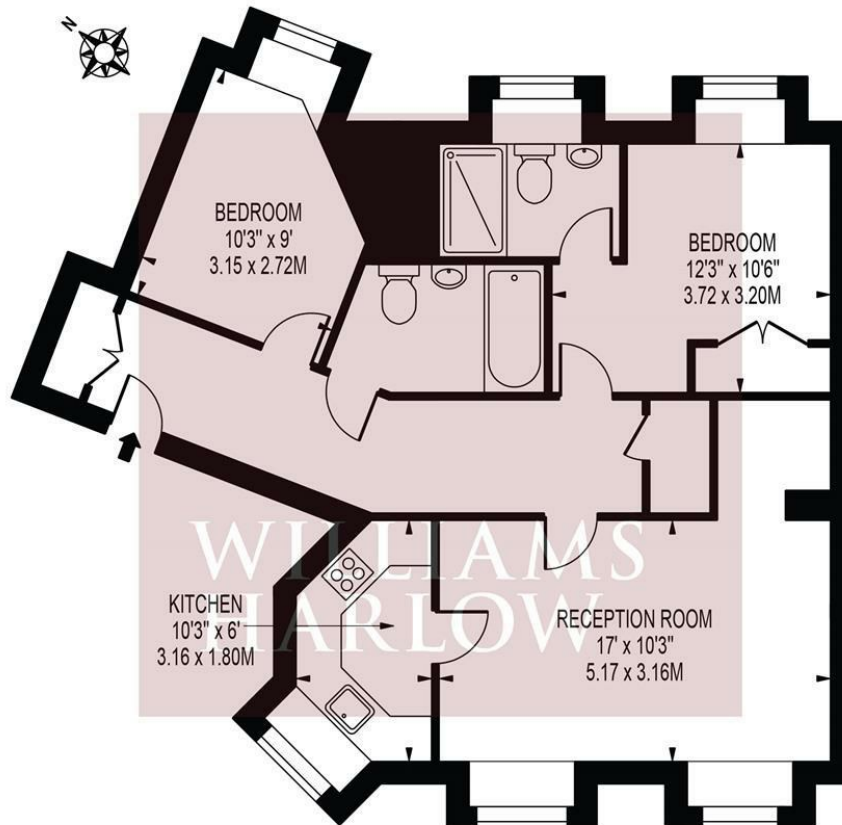
Council Tax Band E (£2,732.11) 2023 / 24





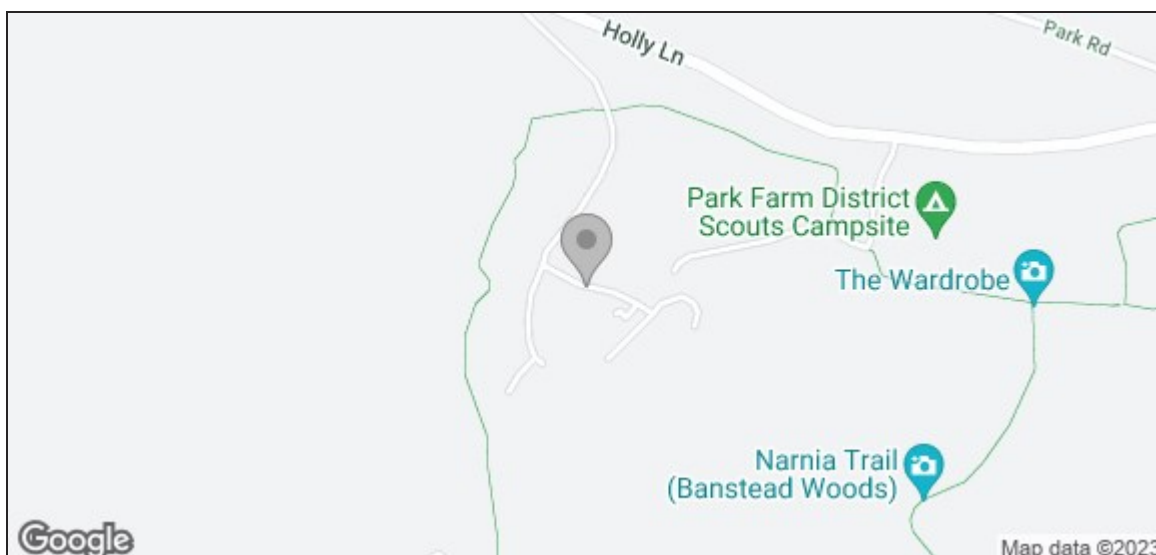
## ELIZABETH HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 760 SQ FT - 70.61 SQ M



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-36) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		