WILLIAMS HARLOW

Banstead Office
Call: 01737 370022
31 High Street, Banstead, Surrey, SM7 2NH

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

Outwood Lane

Coulsdon, Surrey CR5 3NA

WILLIAMS HARLOW OF BANSTEAD ARE PLEASED TO PRESENT this ONE BEDROOM GROUND FLOOR MAISONETTE providing brilliant access to local amenities and Chipstead BR station with direct services to central London within 45 minutes. The property benefits from a fully fitted kitchen and bathroom. Allocated parking. SOLE AGENTS.

£240,000 - Leasehold

GATED ENTRANCE
Provides access to the developement.

PRIVATE FRONT DOOR
Under a tiled canopy, giving access through to:

ENTRANCE HALL
Entry phone system. Wiring for an alarm. Utilities cupboard housing meters, fuse board and plumbing for utilities. Radiator.

LIVING ROOM
2 x radiators. Double aspect room with double glazed windows.

KITCHEN
A range of wall and base units. Fitted fridge freezer. Dishwasher. Cupboard housing the boiler. Sink with mixer tap. Fitted Neff appliances with a Neff microwave, electric hob and oven with extractor fan above.

BEDROOM
Space for a fitted wardrobe. Radiator.

BATHROOM
Panel bath with shower above. Wash hand basin with mixer tap. Heated towel rail. Extractor fan. Fully tiled walls and floor.

OUTSIDE

PARKING
One allocated parking space.

LEASE
Approx. 112 years

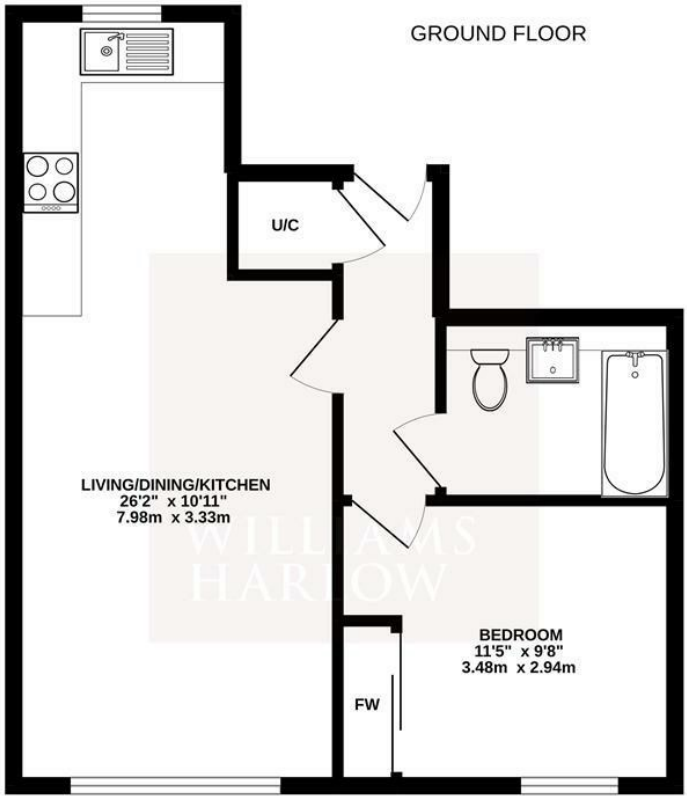
GROUND RENT
£295.00 per annum

MAINTENANCE CHARGES
£900.00 per annum

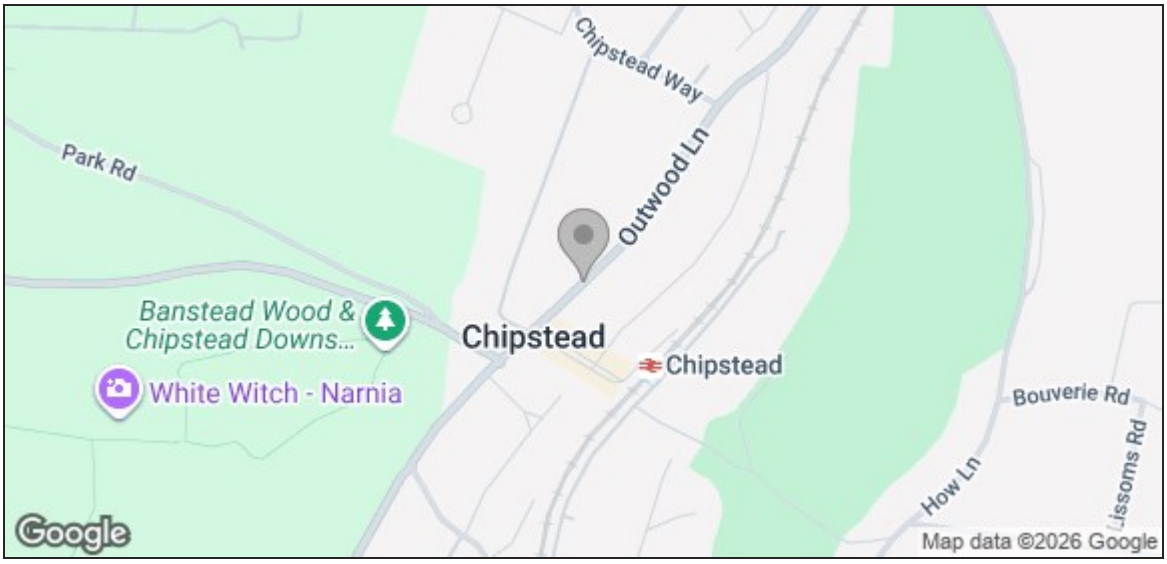
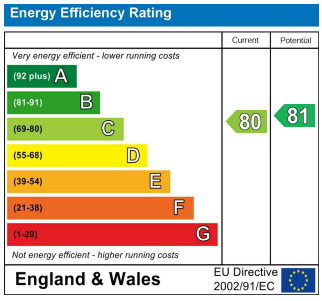
COUNCIL TAX
Reigate & Banstead Borough Council BAND C £2,271.88 2026/27

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 APPROXIMATE FLOOR AREA 466 SQ.FT. (43.4 SQ.M.)

produced by www.darrylrixonphotography.co.uk for Williams Harlow Estate Agents

Whilst care is taken in the production of this floorplan, its intended use is solely for layout guidance only to assist you when making a decision to physically view the property in person. Windows, door opening, appliances, fixtures & fittings are only approximate & not guaranteed. When making a legal commitment to purchase you should personally check all dimensions, shapes & room layouts before making a final decision that you may later be reliant upon.