

Woodmansterne Lane

Banstead, Surrey SM7 3AA

WILLIAMS HARLOW ARE PLEASED TO PRESENT AN IMMACULATE REFURBISHED TWO BEDROOM APARTMENT IN BANSTEAD. Located on the ground floor of a popular development close to Banstead High Street, the apartment has been finished to a very high standard with landscaped garden views. Comprising of two good size bedrooms, a large bathroom, fully equipped kitchen and large reception room, with plenty of storage space. Benefitting from gas central heating and an allocated car parking space. Available immediately on an unfurnished basis.

£1,400 PCM Unfurnished



ENTRANCE

Ground floor leading into..

HALLWAY

New wood flooring leading to all rooms

KITCHEN

Large double-glazed window overlooking the landscaped gardens.

Fridge, freezer, dishwasher, hob and oven and plenty of storage cupboards

BATHROOM

Shower cubicle, with WC and hand-basin

RECEPTION ROOM

Large room with two sets of double-glazed windows overlooking the landscaped gardens. The wood floor from the hallway flows into this room

BEDROOM 1

Carpeted, double-glazed windows and built-in wardrobes

BEDROOM 2

Carpeted, double-glazed windows and built-in wardrobes

UTILITY ROOM

Housing the washing machine and tumble-dryer

CAR PARKING

Allocated under-cover parking space

OUTSIDE

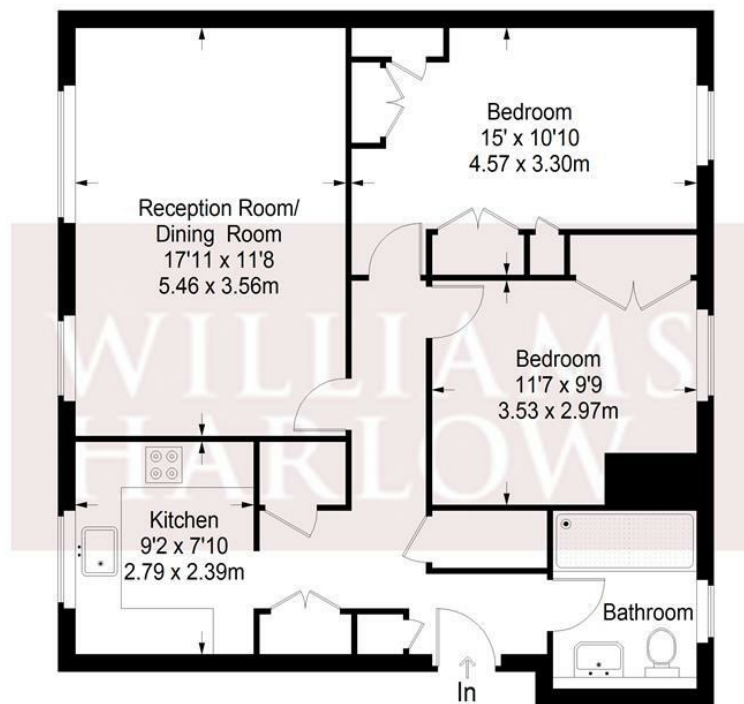
Landscaped communal gardens

COUNCIL TAX

Council Tax Band D (£2,072.11) 2021 / 22



Well House, Woodmansterne Lane



Ground Floor = 745 sq ft
 Approximate Gross Internal Area
 GROUND FLOOR = 745 sq ft / 69.21 sq m
 Total = 745 sq ft / 69.21 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID357409)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(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		