

**WILLIAMS  
HARLOW**

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## Rosehill Farm Meadow Banstead, Surrey SM7 3DE

WILLIAMS HARLOW IN BANSTEAD ARE PLEASED TO OFFER THIS Very well presented first floor 2 bedroom flat situated in a well maintained private and small development in Banstead. Consisting of Two bedrooms, double bedroom with built in wardrobe, single bedroom with cupboard, bright and spacious lounge leading to a newly fitted kitchen and newly fitted bathroom with sink unit. The property has been re-decorated throughout, gas central heating, new boiler and allocated parking. AVAILABLE NOW.

£1,200 PCM Unfurnished



## COMMUNAL ENTRANCE

With stairs leading to the:

## FIRST FLOOR

Giving access to the:

## PRIVATE FRONT DOOR

Giving access through to the:

## ENTRANCE HALL

## SPACIOUS LOUNGE

Window to rear aspect. 2 x radiators. Neutral decor. Carpet.

## RE-FITTED KITCHEN

Range of white wall and base units. Gas hob with extractor above and fan oven below. Washing machine. Window to the rear.

## BEDROOM ONE

Double bedroom with built in wardrobe. Window to front aspect. Radiator.

## BEDROOM TWO

Larger than average single. Cupboard. Window to the front. Radiator.

## RE-FITTED BATHROOM

White suite. Grey unit incorporating sink and concealed WC. Bath with shower above and glass shower screen. Heated towel rail. Window to the side aspect.

## OUTSIDE

Well maintained communal gardens.

## PARKING

One allocated parking space.

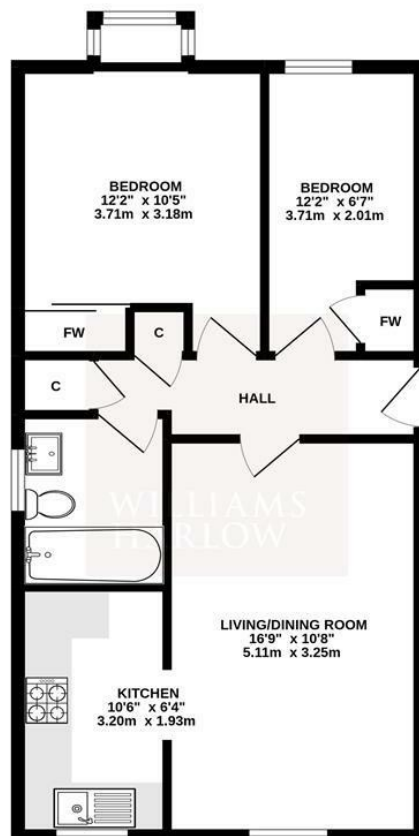
## COUNCIL TAX

Reigate & Banstead Borough Council - Band C £1,923.93  
2022/2023





FIRST FLOOR



**TOTAL APPROXIMATE FLOOR AREA 559 SQ.FT. (52.0 SQ.M.)**

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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.



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>		
(55-68) <b>D</b>	64	74
(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		