



Birchwood House, Banstead, SM7 1BJ

£1,250 PCM



**WILLIAMS  
HARLOW**





**WILLIAMS HARLOW ARE PRESENTING A TWO BEDROOM, TWO BATHROOM APARTMENT TO THE MARKET.** Located in an ever-popular modern development, this first floor flat has everything: Two double bedrooms, two bathrooms (en-suite to master) and a large, fully-equipped kitchen-lounge. Double glazing and gas central heating complement the apartment. Additional benefits include off-street car parking and close proximity to all amenities and transport links. Available 22nd June 2019 on an unfurnished basis.

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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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## COMMUNAL ENTRANCE DOOR

With video entry phone system. Stairs rising to:

## FIRST FLOOR LANDING

With:

## PRIVATE FRONT DOOR

Giving access through to:

## ENTRANCE HALL

Wooden flooring. Radiator. Downlighters. Thermostat for the gas central heating. Cupboard housing insulated cylinder with header tank above. To the side of which there is a cloaks cupboard providing useful hanging. There is also a smaller cupboard housing the gas central heating boiler.

## KITCHEN AREA

2.67m x 2.54m (8'9 x 8'4)

Well fitted with a modern range of wall and base units comprising of work surfaces incorporating a 1 1/2 bowl stainless steel sink drainer with mixer tap. A comprehensive range of cupboards below the work surface with integral dishwasher, washing machine, fridge and freezer. Fitted oven and grill. Surface mounted halogen hob with stainless steel splashback and chimney extractor above. A comprehensive range of eye level cupboards benefitting from underlighting. Wooden flooring. Open through to:

## LOUNGE/DINING ROOM

4.22m x 3.91m (13'10 x 12'10)

2 x windows to front. Continuation of the wooden flooring. 2 x radiators.

## MASTER BEDROOM

2.87m x 3.20m (9'5 x 10'6)

Measured to the face of a comprehensive range of built in

wardrobes providing useful hanging and storage. Window to rear. Radiator. Doorway to:

## EN-SUITE SHOWER ROOM

Large fully enclosed shower cubicle with wall mounted shower. WC with concealed cistern. Wash hand basin with mixer tap. Half height tiling. Heated towel rail. Shaver point. Downlighters. Ceiling mounted extractor.

## BEDROOM TWO

2.79m x 3.18m (9'2 x 10'5)

Window to front. Radiator.

## MAIN BATHROOM

White suite. Panel bath with wall mounted mixer tap. Independent shower above the bath and a glass shower screen. Wash hand basin with mixer tap. WC with concealed cistern. Half height tiling. Tiled floor. Heated towel rail. Mirror. Downlighters. Ceiling mounted extractor. Obscured glazed window to the side.

## PARKING

One allocated parking space.

## COUNCIL TAX

Council Tax Band D (£1,941.53) 2019/20





This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst care is taken in the preparation of this plan, please check all dimensions, shapes before making decisions reliant upon them. KEY: C = CUPBOARD FW = FITTED WARDROBE

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