

## Cheyne Court

Banstead, Surrey SM7 3BS

WILLIAMS HARLOW ARE EXCITED TO PRESENT THIS SPACIOUS TWO DOUBLE BEDROOM SPLIT-LEVEL MAISONETTE TO THE MARKET. Situated within easy walking distance to Banstead Village High Street and with its own private entrance. The apartment consists of a good size, fully equipped kitchen and double length living-dining room on the first floor and two double bedrooms and a bright family bathroom on the top (2nd) floor. Further benefits include a private garage to the rear and ample car parking to the front. Available immediately on an unfurnished basis.

£1,600 PCM -



## ENTRANCE

Private entrance leading up to the first floor

## LOUNGE-DINER

Full length room with double-glazed windows at each end overlooking front and rear

## KITCHEN

Fully equipped kitchen with integrated appliances

## STAIRCASE

Leading up to:

## BEDROOM ONE

Carpeted double size room

## BEDROOM TWO

Double size room with carpeted flooring

## BATHROOM

Shower over bath, WC and hand-basin with vanity unit

## GARAGE

Private en-bloc garage

## COUNCIL TAX

Council Tax Band C (£2,176.70) 2025 / 26







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.

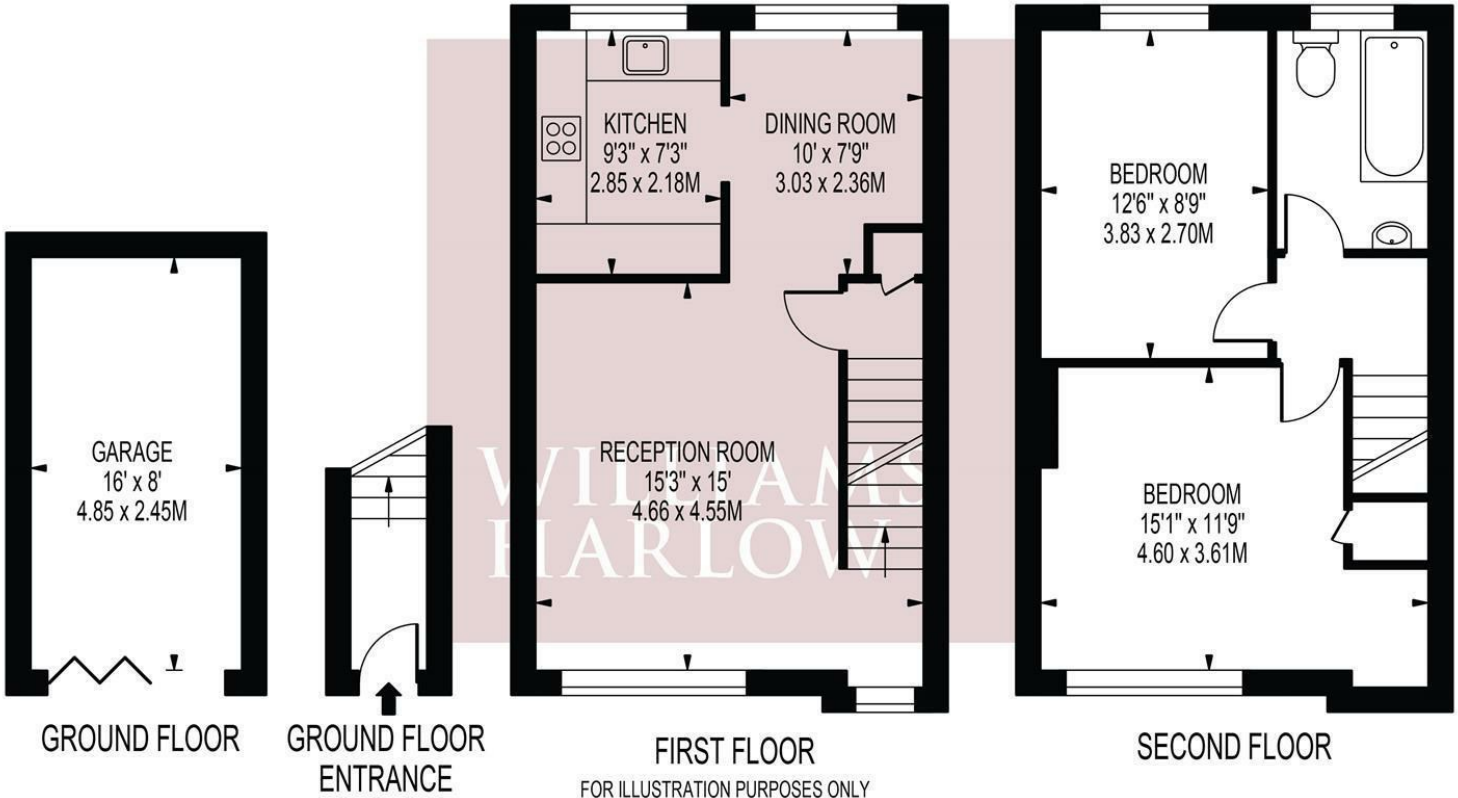
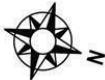
WILLIAMS  
HARLOW

CHEYNE COURT

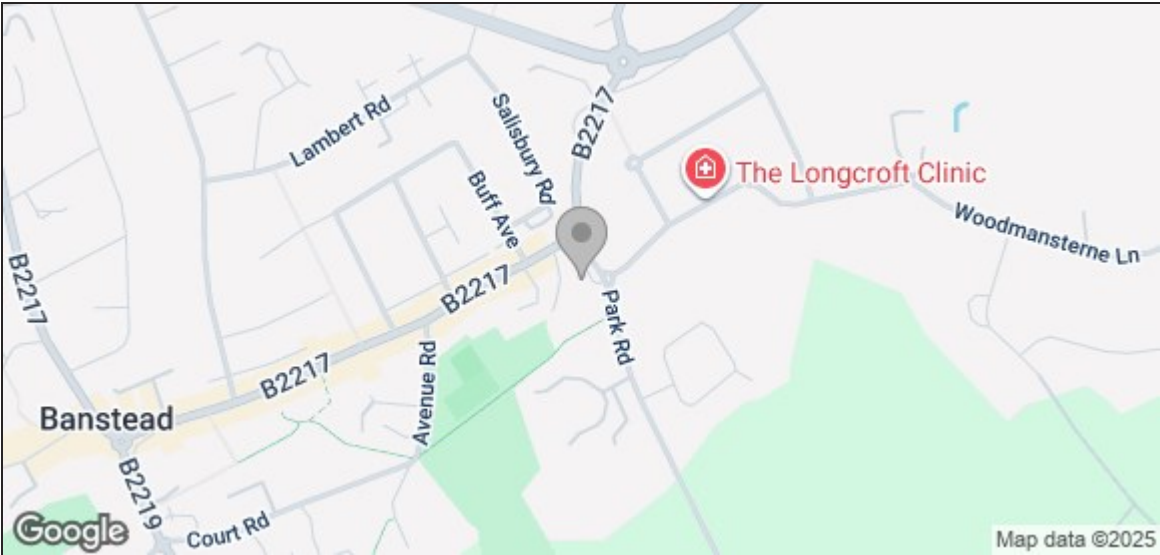
APPROXIMATE GROSS INTERNAL FLOOR AREA: 782 SQ FT - 72.67 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 128 SQ FT - 11.88 SQ M



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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	57	68
EU Directive 2002/91/EC		