

**WILLIAMS
HARLOW**

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WILLIAMS HARLOW OF BANSTEAD ARE PLEASED TO OFFER an opportunity to acquire a SUPERB ONE DOUBLE BEDROOM, larger than average offering 610 square feet. luxury apartment located in this exclusive development, set amidst 28 acres of communal gardens and woodland which includes tennis courts and a Japanese garden. There is a fully fitted kitchen and bathroom, generous entrance hall, LONG LEASE and allocated parking. SOLE AGENTS. NO CHAIN

Offers In The Region Of £265,000 - Leasehold



COMMUNAL ENTRANCE DOOR

Entry phone system giving access to:

COMMUNAL ENTRANCE LOBBY

Leading to:

PRIVATE FRONT DOOR

Giving access through to:

GENEROUS 'L' SHAPED ENTRANCE HALL

5.26m x 2.51m maximum (17'3 x 8'3 maximum)

Entry phone, downlighters, coving, large storage cupboard, shelving with separate airing cupboard to side with insulated cylinder and airing shelving above.

OPEN PLAN KITCHEN/LIVING AREA

6.10m x 4.09m overall (20'0 x 13'5 overall)

KITCHEN AREA

Fitted with a modern range of wall and base units comprising of roll edge work surfaces incorporating a one and a half bowl sink drainer with mixer tap. There are a comprehensive range of cupboards and drawers below the work surface with integral appliances of fridge, freezer, dishwasher and washing machine. Fitted double oven and grill. Surface mounted electric hob with extractor above. Range of eye level cupboards with underlighters. 2 x windows to front. Part tiled walls and downlighters. Opening through to:

LOUNGE

Window to front. Electric heater. Coving and wall lights.

STUDY RECESS

Suitable for a desk with shelving.

BEDROOM

3.56m x 3.07m entrance recess of 1.04m x 0.84m (11'8 x 10'1 entrance recess of 3'5 x 2'9)

Window to rear, wall mounted electric heater, wall lights and coving. A large built storage cupboard with hanging rail and storage shelf. To the side of which there is a further good sized storage cupboard.

BATHROOM

Fitted with a white suite comprising of a panel bath with mixer tap and shower attachment. Wash hand basin with mixer tap and vanity cupboard below. Low level WC with concealed cistern. Part tiled walls, picture rail, ceiling mounted extractor and downlighters.

OUTSIDE

The property is set in communal grounds of approximately 28 acres which are divided into various areas of formal gardens,

woodland and there are tennis courts available on site and a Japanese garden.

PARKING

There is one allocated parking space.

LEASE

999 YEARS FROM COMMENCEMENT IN 2006.

SERVICE CHARGE

£4,821.68 pa

GROUND RENT

£250 PER YEAR APPROXIMATELY.

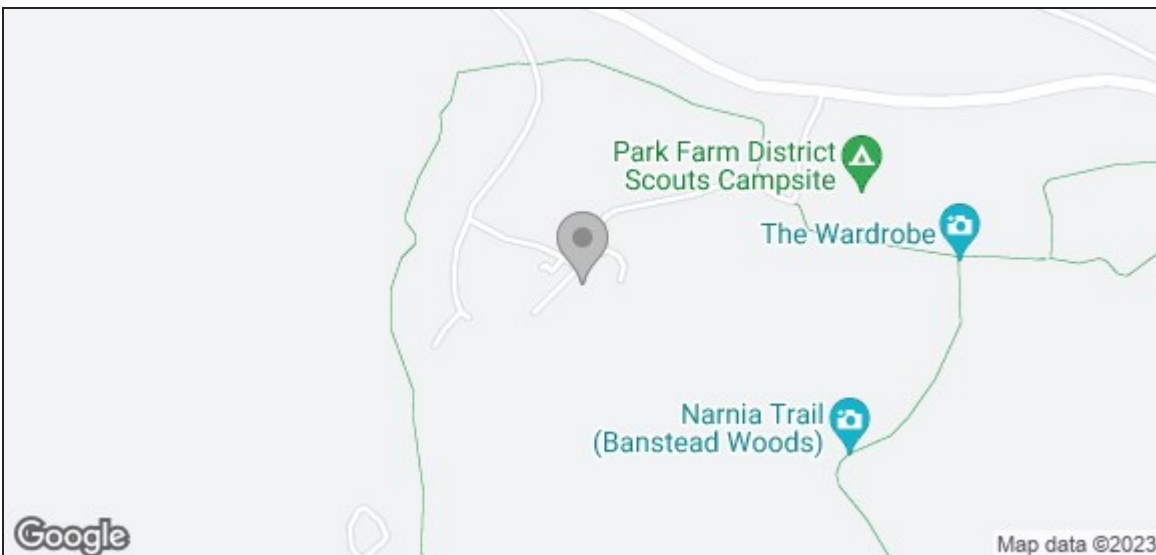
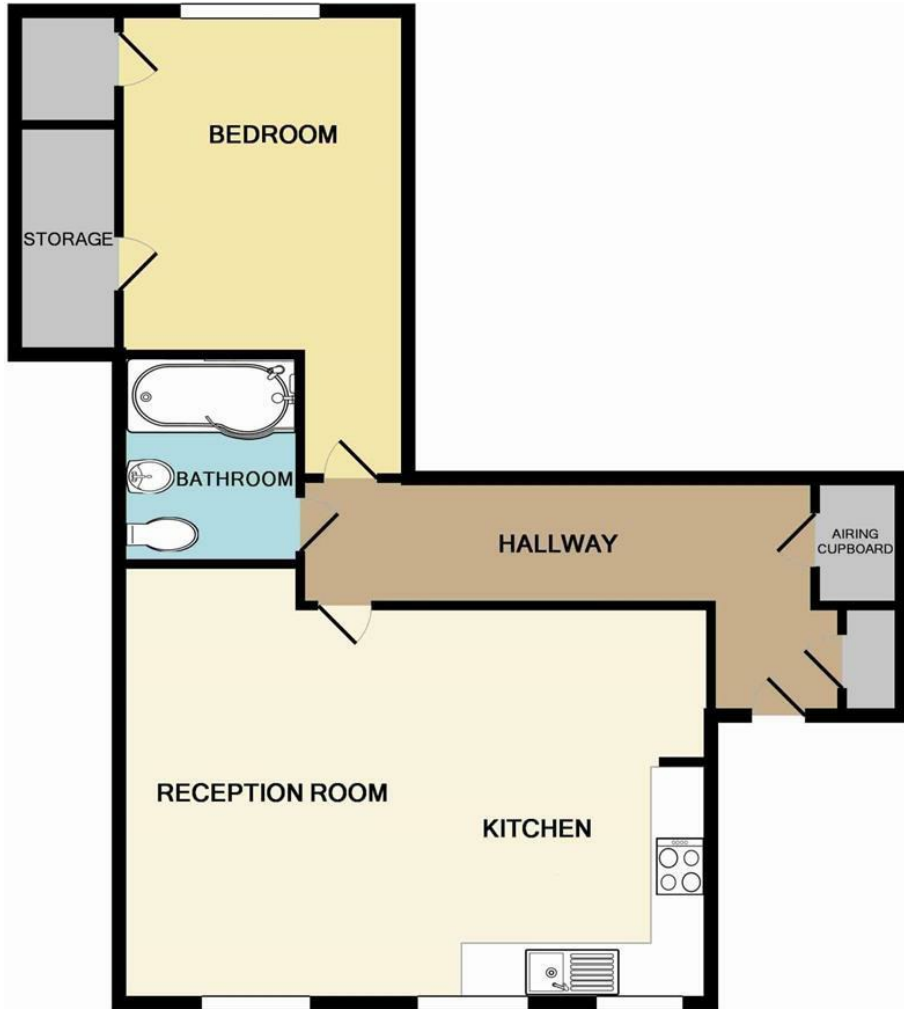
COUNCIL TAX

Reigate & Banstead Borough Council BAND D £2,164.42 2022/23



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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC