

Woodmansterne Lane Banstead, Surrey SM7 3AB

WILLIAMS HARLOW ARE EXCITED TO BRING THIS SPACIOUS TWO DOUBLE BEDROOM APARTMENT TO THE MARKET. Situated in a popular residential block within walking distance to Banstead High Street, this is a very spacious first floor apartment. Consisting of two double bedrooms, a good size family bathroom, fully equipped kitchen and full length reception room providing access to the full-width balcony. Further benefits include gas central heating and allocated car parking space, unfurnished. Available immediately.

£1,450 PCM Unfurnished



ENTRANCE

Communal entrance to three flats on two separate floors

STAIRCASE

Leading up to...

FRONT DOOR

On the 1st floor

HALLWAY

Runs the width of the apartment providing access to all rooms

RECEPTION ROOM

Full length room from front-to-back with carpets. Feature fireplace. Separate dining and relaxation areas with access to....

BALCONY

Full width balcony overlooking the beautifully landscaped communal grounds.

KITCHEN

Good size kitchen with all integrated appliances and plenty of storage and work-top counter spaces

BEDROOM ONE

Double bedroom with built-in wardrobes and access onto the full-width balcony

BEDROOM TWO

Double bedroom with carpets and built-in wardrobes

BATHROOM

Family bathroom with WC, bidet, bath with shower attachment, hand basin

CAR PARKING

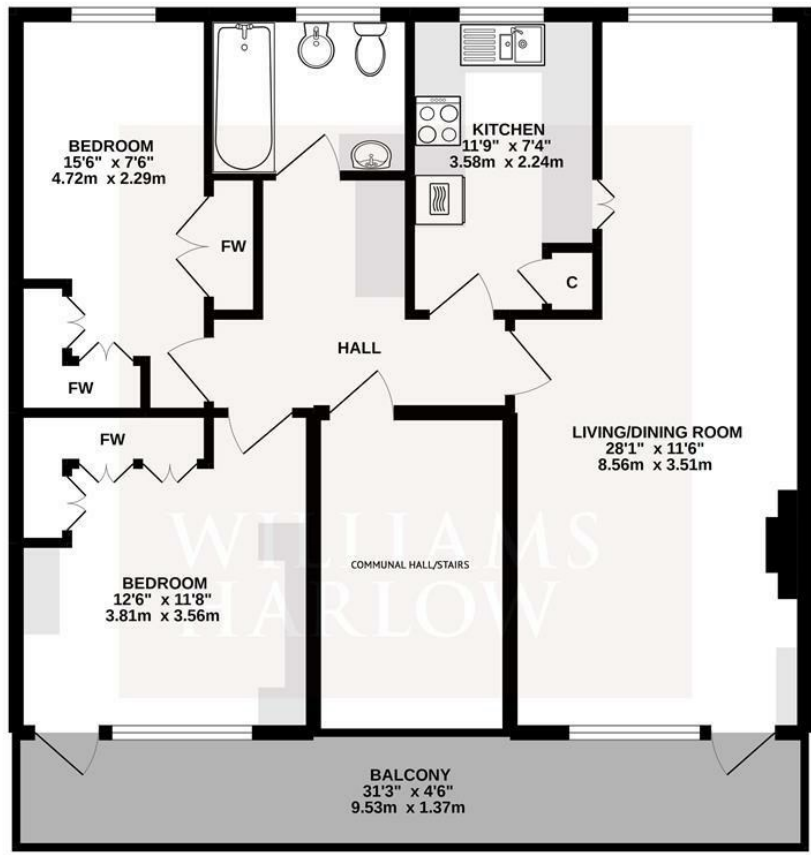
Allocated undercover car parking space with direct access into communal staircase to the flat.

COUNCIL TAX

Council Tax Band D (£2,164.42) 2022 / 23



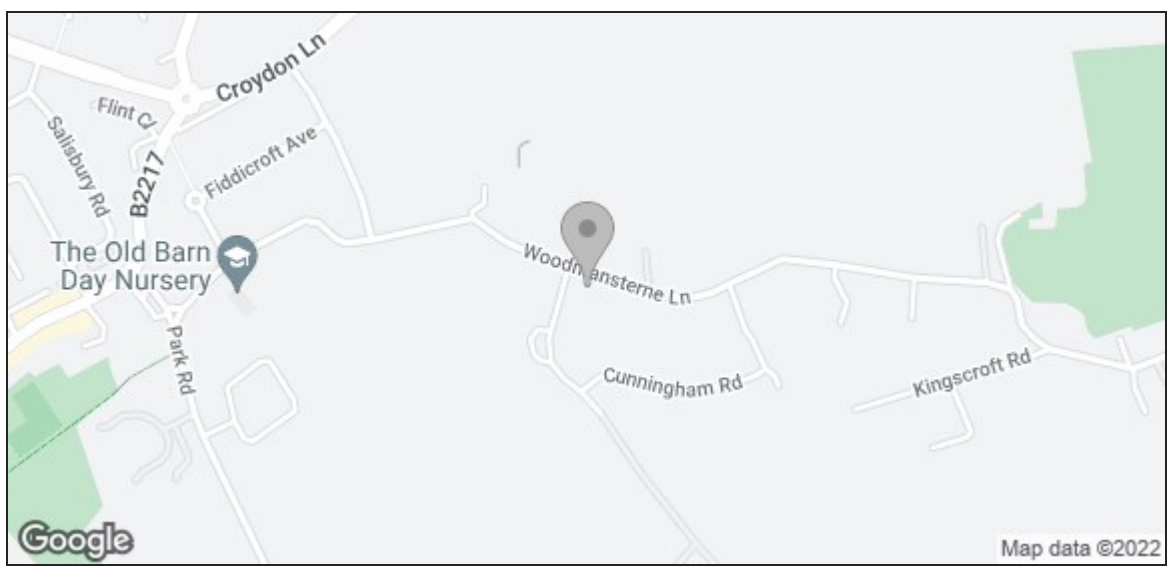
1ST FLOOR



TOTAL APPROXIMATE FLOOR AREA 764 SQ.FT. (70.9 SQ.M.)

produced by www.darrylrixonphotography.co.uk for Williams Harlow Estate Agents

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)	A		
(81-91)	B		
(69-80)	C	71	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	