

**WILLIAMS
HARLOW**

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High Street Banstead, SM7 2NS

WILLIAMS HARLOW ARE PROUD TO PRESENT A FABULOUS FULLY REFURBISHED APARTMENT ON BANSTEAD HIGH STREET. Located on the first floor, this corner apartment has been refurbished to a high standard with new appliances and fixtures & fittings. The first floor has a very large kitchen, modern bathroom with separate WC, a good size lounge and a small double bedroom, upstairs provides two more double bedrooms. Benefits include gas central heating, double glazing and 1 off-street car parking space. Available immediately on an unfurnished basis.

£1,600 PCM Unfurnished



ENTRANCE

Original wood door accessed from the high street with double security locks

STAIRCASE

Newly carpeted

HALLWAY

Newly carpeted and providing access to all rooms

KITCHEN

Refurbished, large kitchen with room for table & chairs and large double glazed windows

LOUNGE

Good size room with double aspect double-glazed windows, new carpet and freshly painted

BATHROOM

Fully tiled with shower over bath, wash-basin and heated towel rail

WC

Separate WC and basin

BEDROOM 3/OFFICE

Small double bedroom or office with double-glazed window, new paint job and carpets

STAIRCASE

Newly carpeted leading to second floor...

BEDROOM 1

Large double bedroom with double-glazed windows giving distant skyline views of London. Freshly painted and newly carpeted.

BEDROOM 2

Large double bedroom with double-glazed windows and freshly painted and newly carpeted.

CAR PARKING

One allocated off-street car parking space to the side of the building

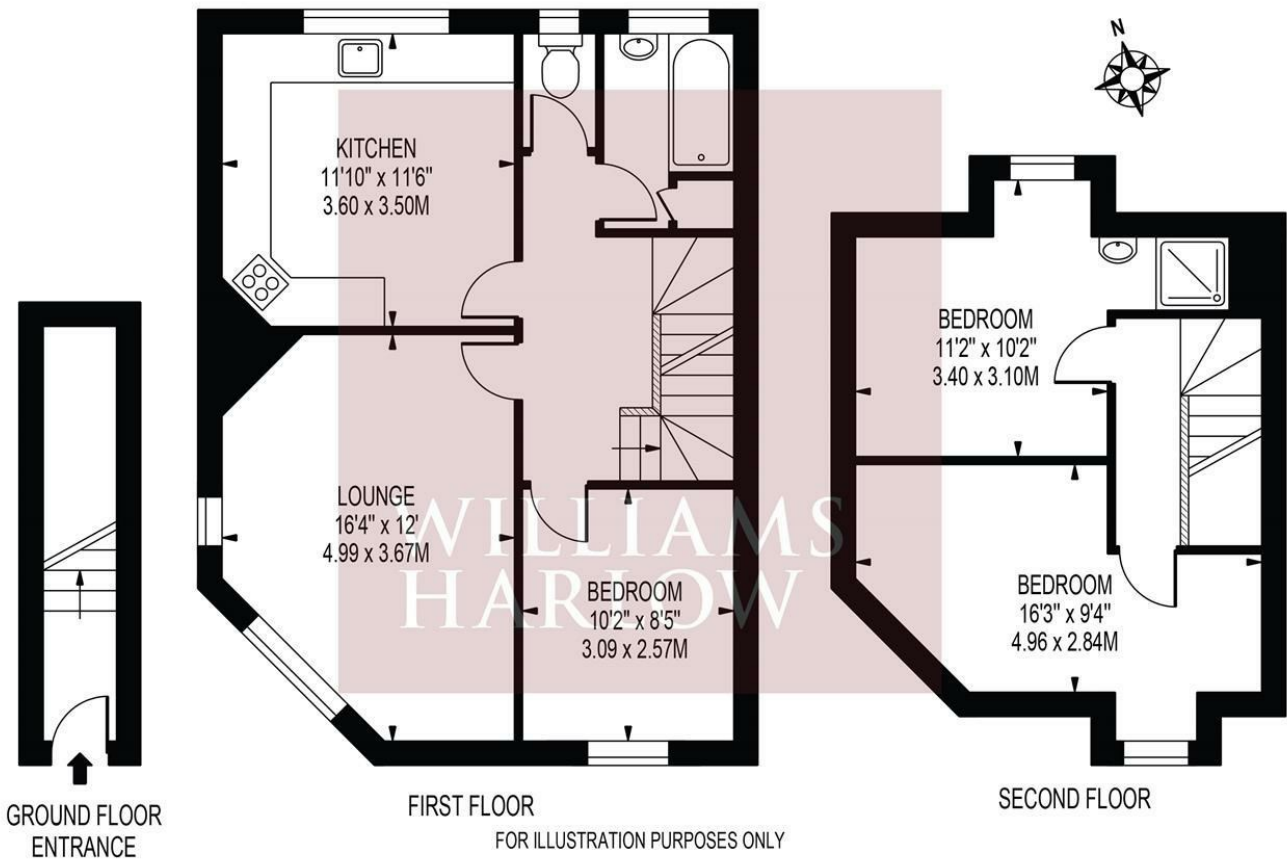
COUNCIL TAX

Council Tax Band C

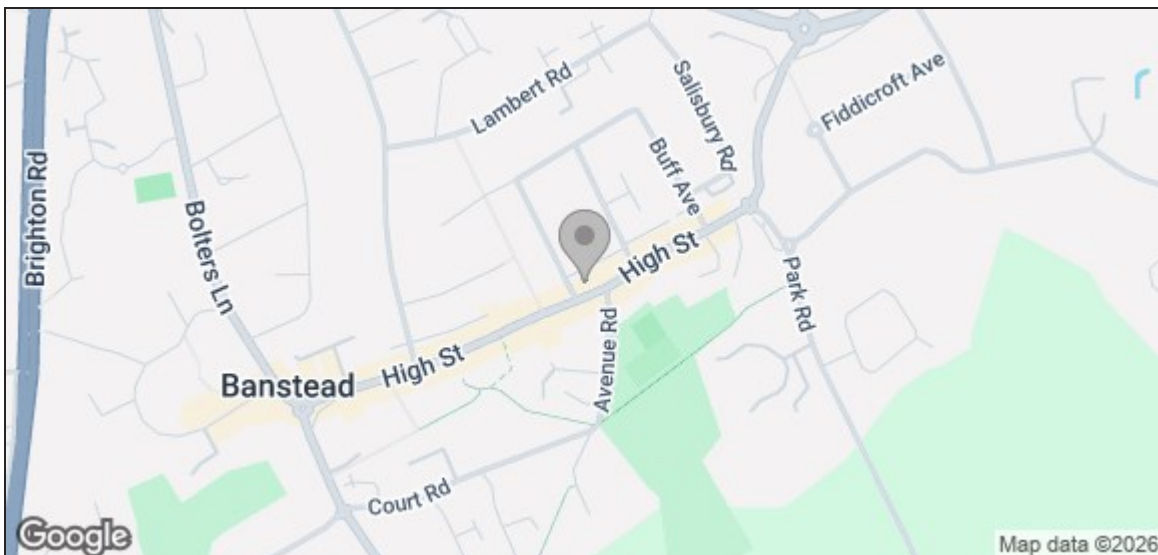


HIGH STREET

APPROXIMATE GROSS INTERNAL FLOOR AREA: 894 SQ FT - 83.07 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		EU Directive 2002/91/EC	