

**WILLIAMS
HARLOW**

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High Street Banstead, SM7 2NH

WILLIAMS HARLOW ARE PLEASED TO PRESENT A TWO BEDROOM DUPLEX APARTMENT WITH PRIVATE OUTDOOR TERRACE. The apartment is located on Banstead High Street above a quiet commercial property. It consists of a large, modern open-plan kitchen-lounge and main bathroom to the first floor with two bedrooms upstairs with en-suite to the front bedroom. Further benefits include double-glazing and a private rear terrace. Available immediately on an UNFURNISHED basis.

£1,650 PCM Unfurnished



FRONT DOOR

Composite front door giving access through to the:

KITCHEN

A range of wall and base kitchen units. Integral appliances including fridge freezer, slimline dishwasher and microwave. Zanussi induction hob with glass splash back and extractor fan. Fitted oven. Breakfast bar with cupboards, wine fridge and feature hanging lights above. One wall cupboard houses the combi boiler. Laminate flooring. Downlighters. Understairs cupboard. Opening through to the:

LOUNGE

Two double glazed windows to the rear. 2 x radiators. Laminate flooring. Downlighters. Feature wall with fireplace.

HALLWAY

Radiator. Laminate flooring.

BATHROOM

Freestanding bath. Wash hand basin with mixer tap. Low level WC. Heated towel rail. Downlighters. Obscured double glazed window to the rear. Tiled walls and floor. Extractor fan.

FIRST FLOOR ACCOMMODATION

LANDING

Downlighters.

MASTER BEDROOM

Double glazed bay window to the front. Laminate flooring. Radiator. Eaves storage.

EN-SUITE

Fully enclosed shower cubicle. Wash hand basin. Low level WC. Fully tiled walls and floor. Heated towel rail. Extractor fan.

BEDROOM TWO

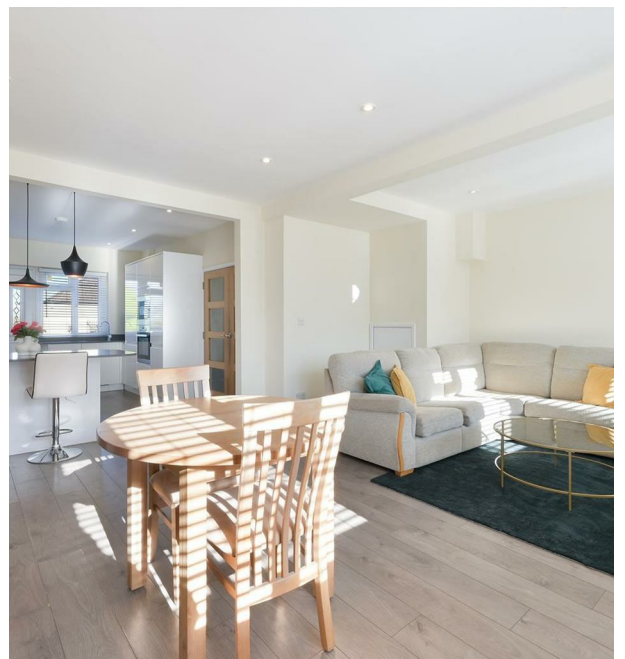
Double glazed bay window to the front. Laminate flooring. Loft hatch. Eaves storage. Radiator.

PRIVATE OUTDOOR TERRACE

The property benefits from a large outdoor terrace for its own personal use enjoying an open aspect.

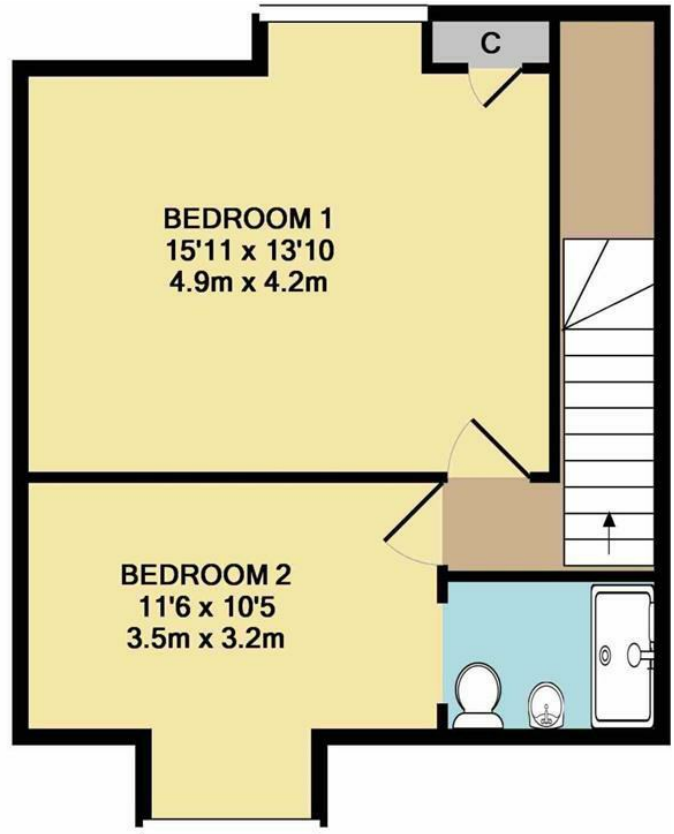
COUNCIL TAX

Council Tax Band C (£2,079.42) 2024 / 25



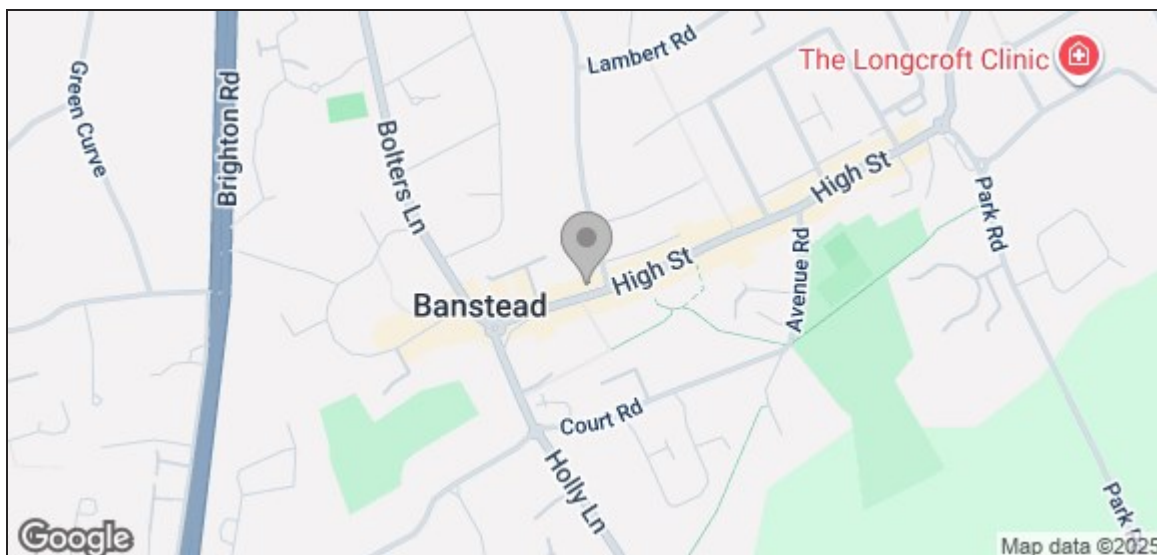


GROUND FLOOR
APPROX. FLOOR
AREA 551 SQ.FT.
(51.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 416 SQ.FT.
(38.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 967 SQ.FT. (89.9 SQ.M.)
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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		
(39-54) E		
(21-36) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	47	71
EU Directive 2002/91/EC		