

**WILLIAMS
HARLOW**

Banstead Office
Call: 01737 370022

31 High Street, Banstead, Surrey, SM7 2NH

lettings@williamsharlow.co.uk
www.williamsharlow.co.uk

123 Connersville Way

Croydon, CR0 4FS

£1,850 PCM Unfurnished



WILLIAMS HARLOW ARE EXCITED TO BRING A FABULOUS TWO BEDROOM APARTMENT TO THE MARKET. Built only 6 years ago and located in the new South Quarter, the apartment is situated on the third floor of this new development. Consisting of two double bedroom, two bathrooms and a large open-plan kitchen-living area, the property also benefits from two outdoor spaces - one full-width balcony and a second huge outdoor terrace. Gas central heating, two storage cupboards and one underground car parking space complete this modern, stunning apartment. Available mid-April on an unfurnished basis.



BUILDING

Secure phone entry
5 years old

ENTRANCE

Lift access to third floor.

HALLWAY

Wood flooring, coat hooks and provides access to all rooms:

KITCHEN-LOUNGE

Large open-plan area and kitchen has all integrated modern appliances.
Living area provides double access onto the large, private terrace.

TERRACE

Private terrace overlooking the development and the landscaped communal grounds.
Privacy screen from neighbours.

BEDROOM ONE

Double size room with good quality carpets, full-height double glazed windows and large mirrored built-in wardrobes

EN-SUITE

Shower cubicle, WC, basin and heated towel-rail

BALCONY

Full-width to the rear of the property and is accessible from both double bedrooms

BEDROOM TWO

Carpeted with full-height double glazed windows and built-in wardrobes

BATHROOM

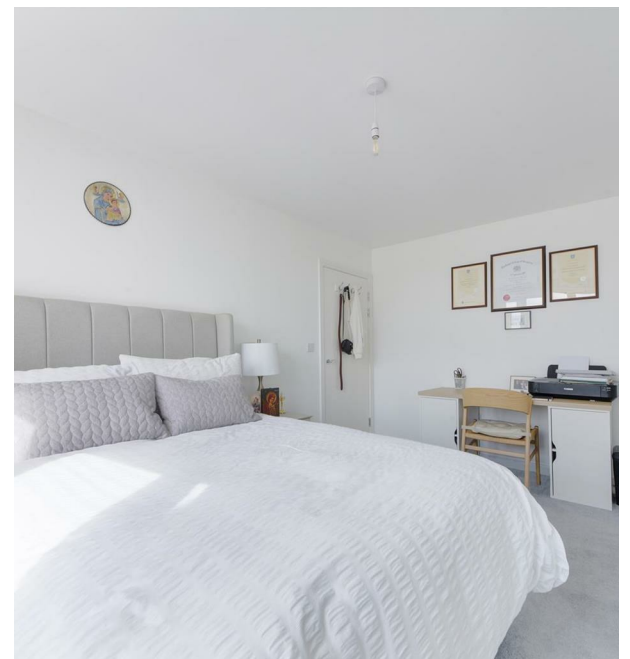
Family bathroom with shower over bath, WC, hand-basin and heated towel-rail

CAR PARKING

Secure, allocated underground car parking space

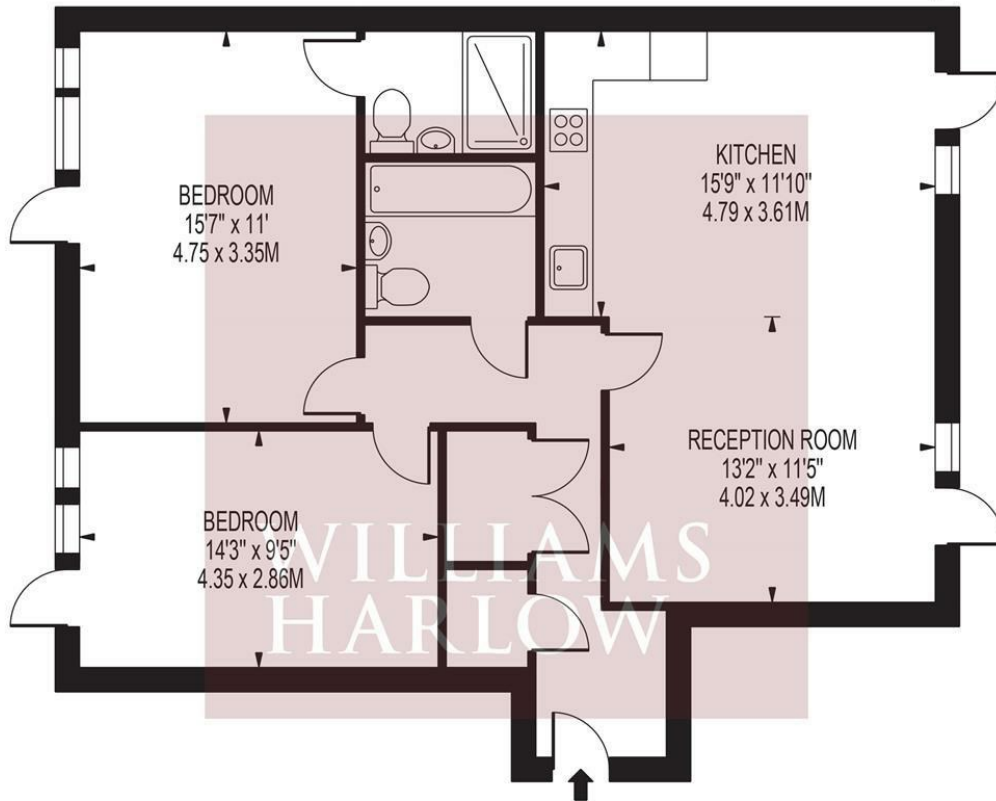
COUNCIL TAX

Council Tax Band D (£2,366.91) 2024 / 25



ROYAL COURT

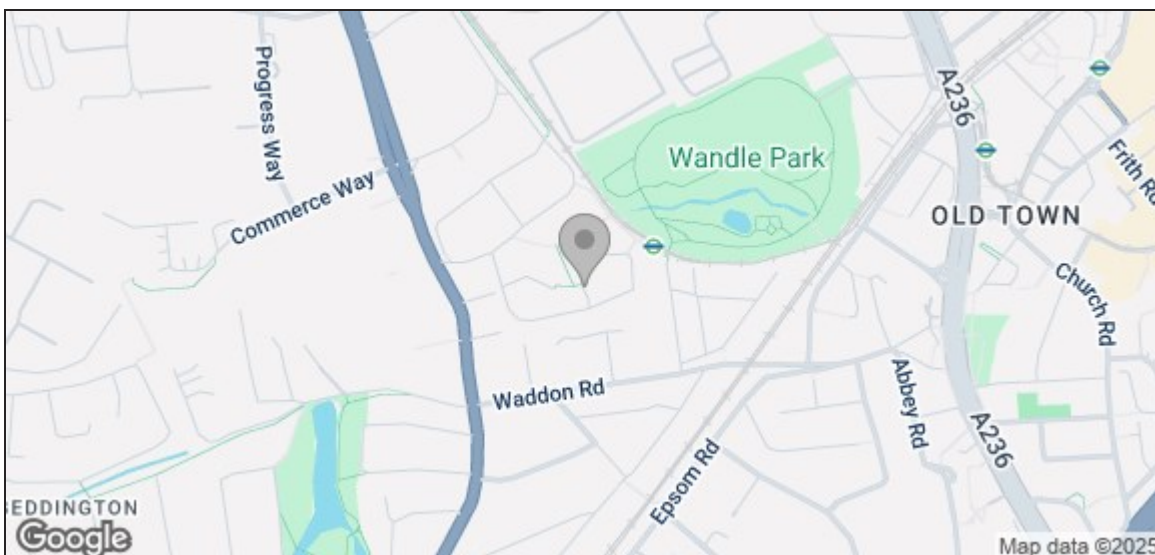
APPROXIMATE GROSS INTERNAL FLOOR AREA: 872 SQ FT - 81.02 SQ M



THIRD FLOOR

FOR ILLUSTRATION PURPOSES ONLY

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 | | 82 | 82 |
| (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 | |