

**WILLIAMS
HARLOW**

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I Chipstead Road

Banstead, Surrey SM7 2HN

WILLIAMS HARLOW ARE BRINGING THIS TOP FLOOR APARTMENT TO THE MARKET. An excellent opportunity to rent an apartment in this popular, modern block close to Banstead Village. This spacious, well-presented apartment has a good-size kitchen with fully integrated white goods, a large double bedroom, bright and airy reception room and a family bathroom with separate shower and bath. Further benefits include double glazing throughout, gas heating and an allocated car parking space. Available immediately on an unfurnished basis.

£1,350 PCM -



ENTRANCE HALL

2.49 x 1.63 (8'2" x 5'4")

Secure video phone entry

LOUNGE

4.34 x 4.14 (14'3" x 13'7")

Large lounge with carpets, double glazing and radiator

KITCHEN

3.07 x 2.64 (10'1" x 8'8")

Fully fitted kitchen with room for table and chairs and integrated appliances - washing machine, dish-washer, fridge-freezer and oven and gas hob.

BEDROOM

3.33 x 2.90 (10'11" x 9'6")

Double bedroom with two large windows and mirror-fronted built-in double wardrobes

BATHROOM

Modern bathroom with separate shower cubicle, bath, WC, hand-basin and heated towel-rail.

COUNCIL TAX

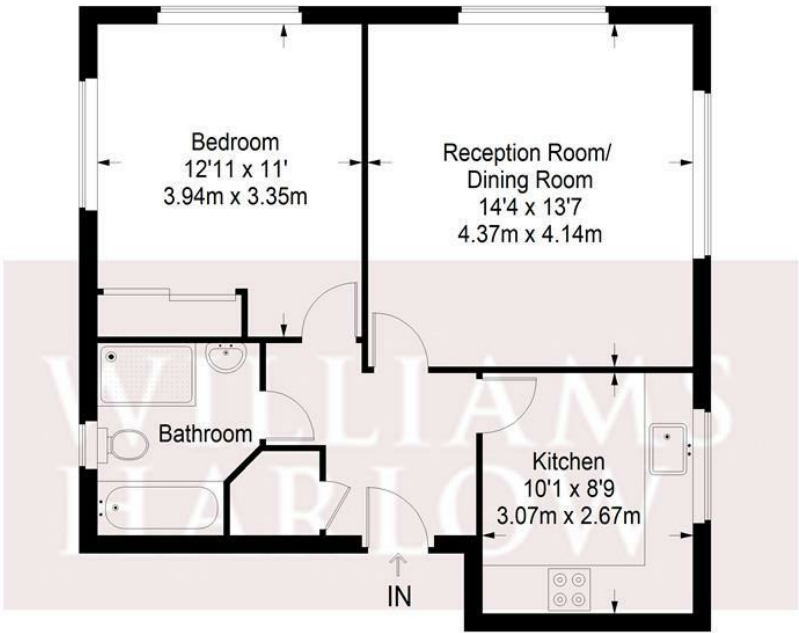
Council Tax Band C (£2,176.70) 2025 / 26



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.

WILLIAMS
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Manor Court

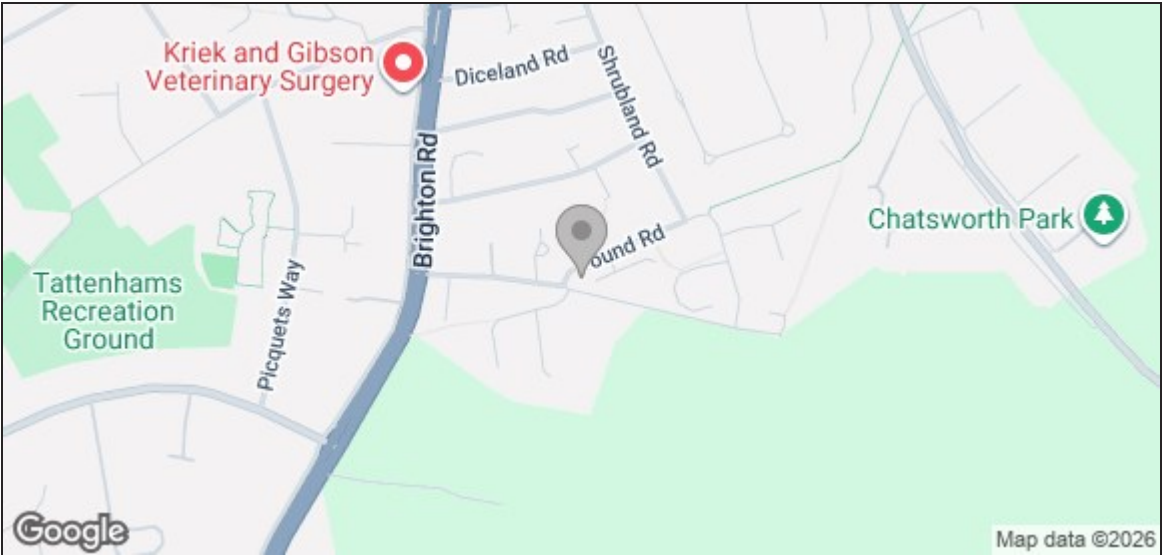


Second Floor = 556 sq ft

Approximate Gross Internal Area
SECOND FLOOR = 556 sq ft / 51.65 sq m
Total = 556 sq ft / 51.65 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID357409)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(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		