

**WILLIAMS
HARLOW**

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Nork Way Banstead, Surrey SM7 1PB

WILLIAMS HARLOW OF BANSTEAD ARE PLEASED TO PRESENT a spacious first floor maisonette on Nork shopping parade with excellent local amenities and within a very short walk of Banstead mainline station. As well as two double bedrooms, there is a good kitchen, family bathroom and a spacious reception room. The property also has a long lease and no service charge. In addition there are new downlighters throughout, A NEW GAS CENTRAL HEATING SYSTEM installed October 2023 and a new ELECTRICAL CONSUMER UNIT. NO CHAIN. SOLE AGENTS.

Asking Price £265,000 - Leasehold



PRIVATE REPLACEMENT FRONT DOOR

Giving access to:

PRIVATE ENTRANCE HALL

Stairs rising to:

FIRST FLOOR ACCOMMODATION

GENEROUS ENTRANCE HALL

4.29m x 1.91m (14'1 x 6'3)

Obscured glazed window to side, access to loft void, coving and downlighters. (Could be used as a dining or study area). Doorway to:

LOUNGE

4.57m x 3.05m (15'0 x 10'0)

Window to front. Radiator, fireplace feature, coving, downlighters and tv aerial point.

KITCHEN

4.27m x 2.29m maximum dimensions (14'0 x 7'6 maximum dimensions)

Double glazed window. Range of wall and base units comprising of roll edge work surfaces incorporating a stainless steel sink drainer with mixer tap. A comprehensive range of cupboards and drawers below the work surface. Oven, grill and surface mounted gas hob with extractor above. Space for under counter Fridge freezer and washer dryer. Range of eye level cupboards one of which houses a new wall mounted gas central heating boiler. Coving. Wood effect flooring. Radiator. Window to rear. Large larder cupboard. Part tiled walls.

BEDROOM ONE

4.57m x 3.05m maximum dimensions (15'0 x 10'0 maximum dimensions)

Double glazed window to front. Radiator. Coving and downlighters.

BEDROOM TWO

3.18m x 2.29m (10'5 x 7'6)

Double glazed window to rear. Radiator. Coving and downlighters.

BATHROOM

Double glazed window. White suite comprising of panel bath with mixer tap, wall mounted shower above. Low level WC. Pedestal wash hand basin. Obscure glazed window to the rear. Coving. Downlighters.

LEASE

Approximately 197 Years remaining

SERVICE CHARGE

Nil.

BUILDINGS INSURANCE

Apportionment is £263 per annum.

GROUND RENT

£50 per annum

COUNCIL TAX

Reigate & Banstead BAND C £1,986.98 2023/24

AGENTS NOTE

Please note that the photos were taken prior to the current tenant moving in and some carpets have been renewed and some decor may be changed.

COUNCIL TAX

Reigate & Banstead BAND C £1,986.98 2023/23

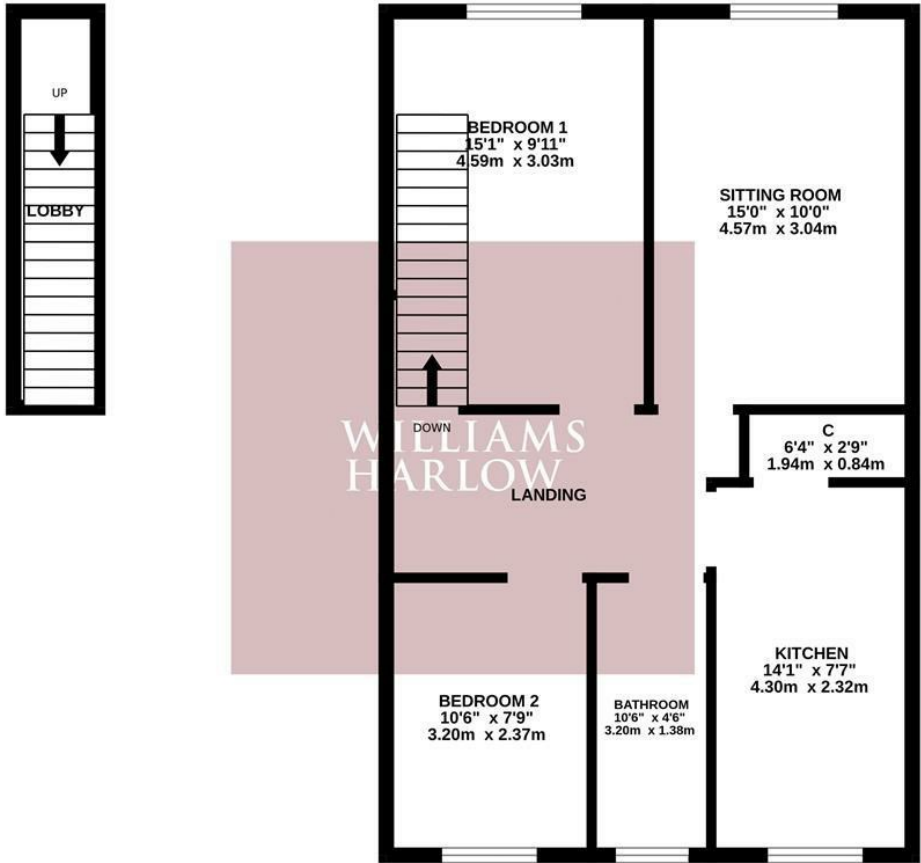


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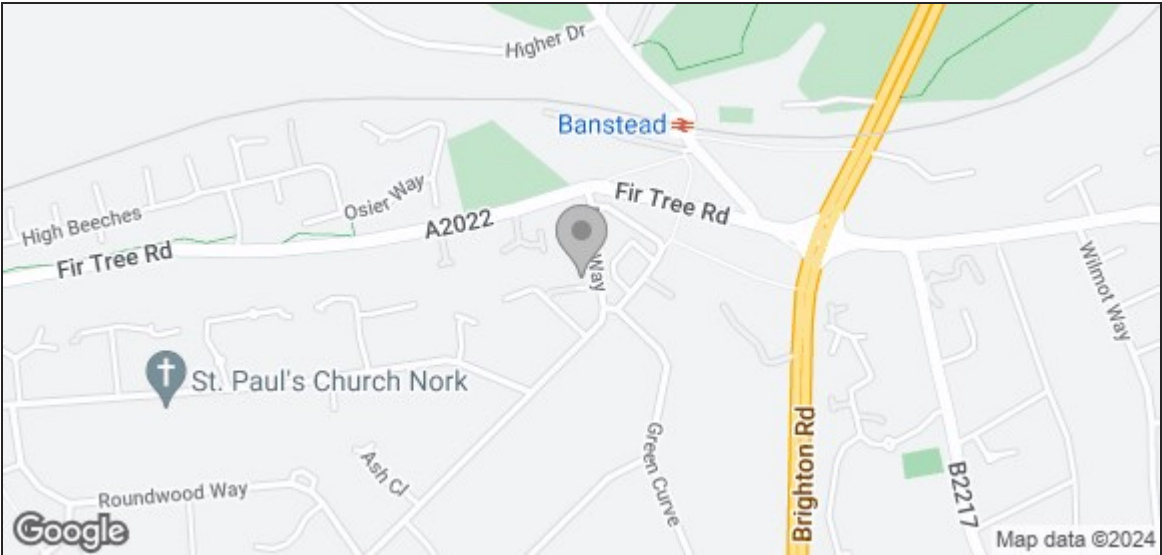
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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	45	62
England & Wales		
EU Directive 2002/91/EC		