

**WILLIAMS
HARLOW**

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WILLIAMS HARLOW OF BANSTEAD ARE PLEASED TO OFFER an opportunity to acquire a TWO DOUBLE BEDROOM SECOND FLOOR LUXURY APARTMENT located in this popular residential development benefitting from secure gated parking. There are en-suite facilities to the master bedroom, fully fitted kitchen and bathroom.

Offers In Excess Of £400,000 - Leasehold



COMMUNAL ENTRANCE DOOR

Giving access to:

COMMUNAL ENTRANCE LOBBY

Video entry phone system. Stairs rising to the:

SECOND FLOOR LANDING

Giving access to:

PRIVATE FRONT DOOR

Leading through to the:

ENTRANCE HALL

6.27m x 1.04m (20'7 x 3'5)

Wood effect flooring. Radiator. Video entry phone system. Various storage cupboards, one with double opening doors. Cupboard housing the gas central heating boiler with plumbing for domestic appliances.

'L' SHAPED KITCHEN/LOUNGE

6.73m x 5.41m maximum (22'1 x 17'9 maximum)

LOUNGE AREA

Window to front. Radiator. Hive heating control. Wood effect flooring. This gives way to the:

KITCHEN/DINING AREA

Modern range of wall and base units comprising of work surfaces incorporating a stainless steel sink with mixer tap. A comprehensive range of cupboards and drawers below the work surface with integral appliances of dishwasher, fridge and freezer. Fitted oven and grill. Surface mounted electric hob with extractor above. Eye level cupboards incorporating display shelving. Window to the side. Double opening doors to the side to Juliet balcony. Wood effect flooring. Ceiling mounted extractor. Downlighters.

BEDROOM ONE

2.95m x 4.22m (9'8 x 13'10)

Window to side. Radiator. Doorway through to:

GENEROUS EN-SUITE SHOWER ROOM

Large walk in shower. Low level WC. Pedestal wash hand basin with mixer tap. Part tiled walls. Wood effect flooring. Heated towel rail. Mirrored medicine cabinet. Obscured glazed window to the front. Downlighters. Ceiling mounted extractor.

BEDROOM TWO

3.07m x 3.99m maximum (10'1 x 13'1 maximum)

Access to loft void. Window to the side. Radiator.

BATHROOM

Panel shower bath with mixer tap, shower attachment and glass shower screen. Pedestal wash hand basin with mixer tap. Low level WC. Part tiled walls. Wood effect flooring. Downlighters. Ceiling mounted extractor. Obscured glazed window to the front. Large walk in cupboard.

OUTSIDE

PARKING

The property benefits from having gated secure parking located to the right hand side of the communal door. This leads to the rear where there is allocated parking.

KITCHEN

- Modern designer kitchens in a handleless design, high gloss cabinets with soft close hinges
- Lighting to underside of wall mounted units
- Laminate worktops with matching laminate splashback to hob
- Stainless steel sink with chrome single lever mixer tap
- Integrated single fan oven
- Ceramic hob
- Integrated cooker hood
- Integrated fridge freezer

BATHROOM

- Tiling to selected areas; half height tiling to sanitary ware walls and full height tiling over bath/shower enclosure
- Pedestal basin with single lever basin mixer
- White WC with dual flush

- Contemporary bath with Vado mixer
- Vado shower on slider rail
- Hinged bath screen
- Main bathroom in one bedroom apartments benefit from a wall mounted cabinet with mirror door finish and internal haver socket mounted within the wall cabinet
- Chrome heated towel rail
- Amtico flooring

EN-SUITE

- Tiling to selected areas; half height tiling to sanitary ware walls and full height tiling within shower enclosure
- Mirrored wall cabinet or flush fitted mirror as standard to two bedroom ensuite and available as an optional extra to main bathroom
- Pedestal basin with single lever basin mixer
- White WC with dual flush
- Vado shower on slider rail
- Vado shower valve
- Low profile shower tray with sliding shower door
- Amtico flooring
- Chrome heated towel rail

HEATING & ELECTRICAL

- Gas central heating with hive heating control capability
- Pendant lighting throughout with downlights to the kitchen, bathroom, WC and en-suite
- White electric switch and socket plates
- Communal aerial and satellite system wired for BT, Fibre optic & Sky Q to living area, TV aerial to all bedrooms

GENERAL

- Multi point locking front door to apartment building
- Flush white front door to individual apartments
- White internal doors
- Walls and ceiling painted in white matt emulsion throughout
- A choice of fitted wardrobes to bedrooms available as an optional extra*
- Amtico flooring to hallway, lounge, bathroom & WC (where appropriate) + carpets to bedroom(s)
- High performance double glazed uPVC windows Space and plumbing for washer/dryer to hall cupboard, appliance.
Available as an optional extra.***
- 10 year NHBC warranty

SECURITY

- Video entry system
- Security locks to windows and balcony doors where appropriate
- Spy hole and door chain to apartment entrance door
- Hardwired smoke alarms
- Heat detector to kitchen
- All apartments adopt the Secure by Design initiative

COMMUNAL AREAS

- Painted walls to communal corridors
- Carpet to communal corridors and stairs
- Post boxes to entrance lobby
- External/internal refuse and cycle store

LEASE

150 years from 01/01/2018

SERVICE CHARGES

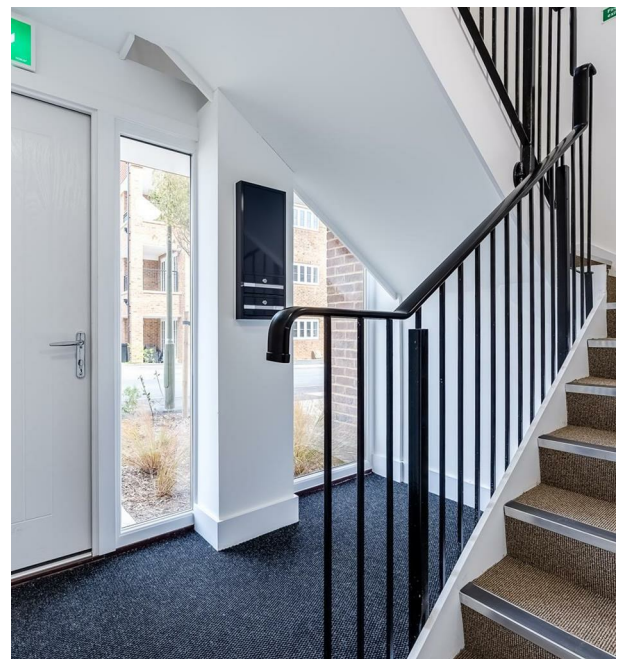
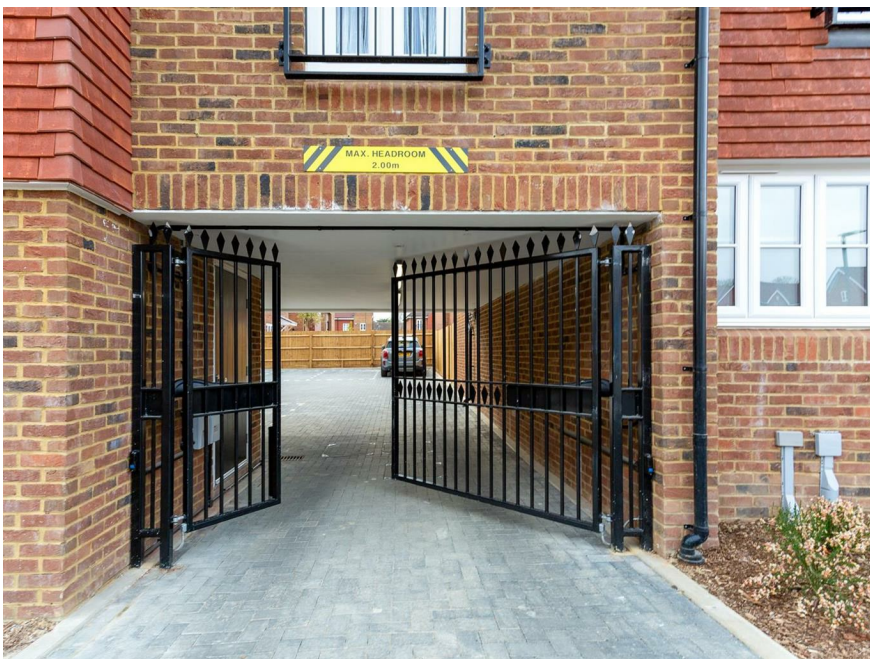
£1,548.00

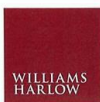
GROUND RENT

£450.00

COUNCIL TAX

Reigate & Banstead Borough Council - BAND D £2,164.42 2022/23



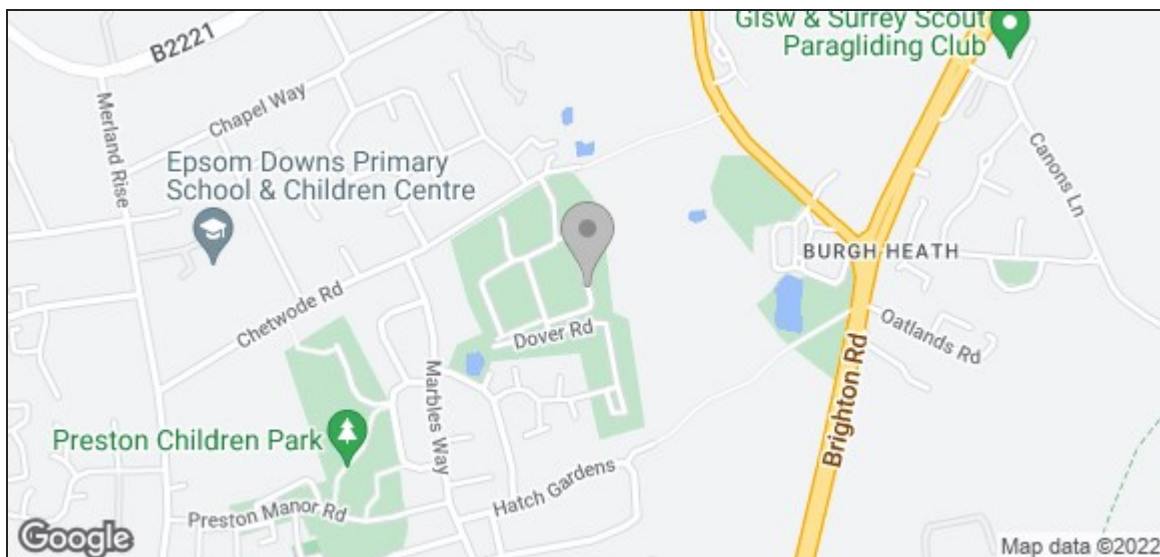


BEATRICE SQUARE – CHINON HOUSE
TADWORTH, SURREY
PRICE LIST 2022

Address	Beds	Type	Price
25 Beatrice Square	3	Mid Terraced House, Garden, 2 Allocated Parking Spaces	OIEO £575,000
Flat 2 Chinon House	1	Ground Floor	£315,000
Flat 3 Chinon House	2	Ground Floor with Private Terrace	OIEO £400,000
Flat 4 Chinon House	2	First Floor	OIEO £400,000
Flat 5 Chinon House	1	Ground Floor Private Terrace	£315,000
Flat 6 Chinon House	2	First Floor	£315,000
Flat 7 Chinon House	2	Ground Floor Private Terrace	OIEO £400,000
Flat 10 Chinon House	1	Second Floor Private Terrace	£315,000

For further information or an appointment to view, please contact our office:

Williams Harlow
Land & New Homes
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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			
England & Wales		EU Directive 2002/91/EC	