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# Woodmansterne Lane Banstead, Surrey SM7 3AB

WILLIAMS HARLOW ARE EXCITED TO BRING THIS SPACIOUS TWO DOUBLE BEDROOM APARTMENT TO THE MARKET. Situated in a popular residential block within walking distance to Banstead High Street, this is a very spacious first floor apartment. Consisting of two double bedrooms, a good size family bathroom, fully equipped kitchen and full length reception room providing access to the full-width balcony. Further benefits include gas central heating and allocated car parking space, unfurnished. Available immediately.

# £1,550 PCM Unfurnished









#### **ENTRANCE**

Communal entrance to three flats on two separate floors

#### **STAIRCASE**

Leading up to...

#### FRONT DOOR

On the 1st floor

#### **HALLWAY**

Runs the width of the apartment providing access to all rooms

#### **RECEPTION ROOM**

Full length room from front-to-back with carpets. Feature fireplace. Separate dining and relaxation areas with access to....

### **BALCONY**

Full width balcony overlooking the beautifully landscaped communal grounds.

#### **KITCHEN**

Good size kitchen with all integrated appliances and plenty of storage and work-top counter spaces

#### **BEDROOM ONE**

Double bedroom with built-in wardrobes and access onto the full-width balcony

#### **BEDROOM TWO**

Double bedroom with carpets and built-in wardrobes

#### **BATHROOM**

Family bathroom with WC, bidet, bath with shower attachment, hand basin

#### **CAR PARKING**

Allocated undercover car parking space with direct access into communal staircase to the flat.

# **COUNCIL TAX**

Council Tax Band D (£2,448.79) 2025 / 26











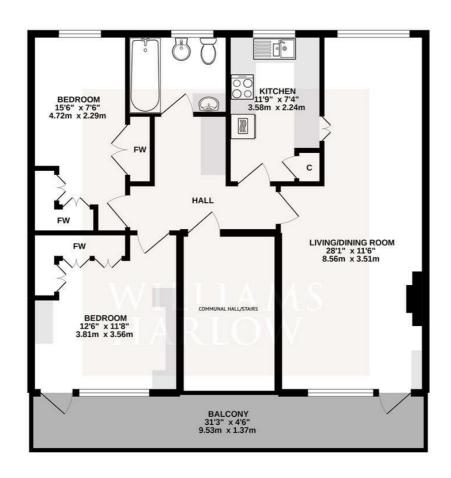








#### 1ST FLOOR



## TOTAL APPROXIMATE FLOOR AREA 764 SQ.FT. (70.9 SQ.M.)

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Whilst care is taken in the production of this floorplan, its intended use is solely for layout guidance only to assist you when making a decision to physically view the property in person. Windows, door opening, appliances, fixtures & fittings are only approximate & not guaranteed. When making a legal commitment to purchase you should personally check all dimensions, shapes & room layouts before making a final decision that you may later be reliant upon



