



Merrymeet, Banstead, Surrey  
Asking Price £299,950 - Leasehold



**WILLIAMS  
HARLOW**





A tall white cabinet with a glass-fronted upper section and a solid white lower section. The glass section has a decorative arched top and contains a white cup on a shelf. The lower section has a small, round knob.

Three white upper cabinets with a classic paneled design and silver handles, mounted above the countertop.

A tall, black refrigerator with a solid front panel and a silver handle at the bottom.

A dark, solid countertop running along the length of the kitchen cabinets.

A black electric kettle and a black toaster sitting on the countertop.

White lower cabinets with drawers and doors, featuring silver handles. The design is consistent with the upper cabinets.

A white light switch plate with two switches, mounted on the wall.







WILLIAMS HARLOW IN BANSTEAD ARE PLEASED TO OFFER THIS very well presented ground floor TWO DOUBLE bedroom flat situated in Woodmansterne. There is a master bedroom with built in wardrobe. The lounge is bright and spacious. There is a lovely fitted kitchen with appliances and the bathroom has a shower over bath fitted. The property has been re-decorated throughout with grey laminate flooring, gas central heating and allocated parking. SOLE AGENTS. NO CHAIN

### COMMUNAL ENTRANCE

Giving access to the:

### PRIVATE FRONT DOOR

Located on the ground floor. Giving access through to the:

### ENTRANCE HALL

Laminate grey flooring.

### LOUNGE

Grey laminate flooring. Radiator.

### KITCHEN/DINING ROOM

Range of wall and base units. Spaces for fridge freezer, dishwasher, washing machine and dryer (all available under separate negotiation). All appliances are new.

### BEDROOM ONE

Mirror fronted fitted wardrobes. Radiator.

### BEDROOM TWO

Double. Radiator.

### BATHROOM

Bath with overhead shower. Low level WC. Wash hand basin.

### OUTSIDE

### PARKING

Parking available on a non allocated basis.

### LEASE

Appx 125 years from 1999

### MAINTENANCE CHARGE

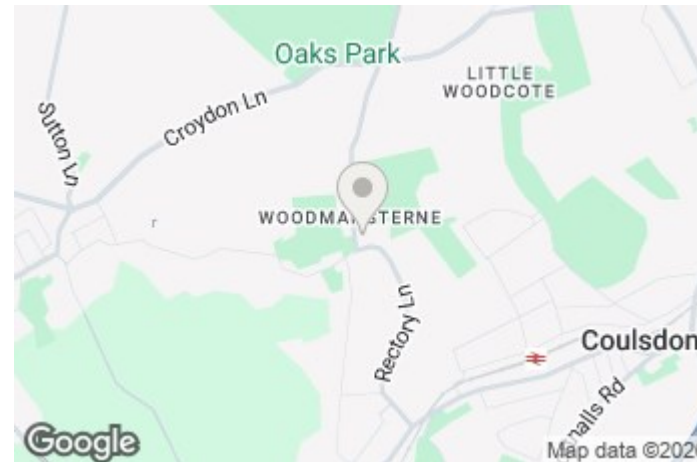
Approximately £85.00 per month including ground rent.

### GROUND RENT

£10 per year

### COUNCIL TAX

Reigate & Banstead BAND C £2,176.70 2025/26



Banstead Office

Call: 01737 370022

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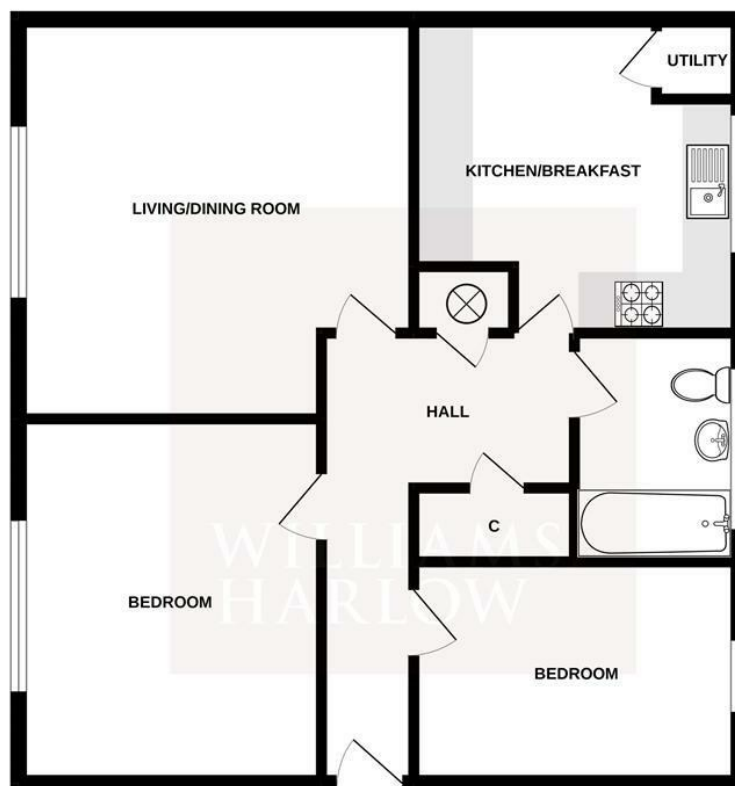
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### GROUND FLOOR



TOTAL APPROXIMATE FLOOR AREA 695 SQ.FT. (64.6 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

