

Dunnymans Road Banstead, Surrey SM7 2AN

WILLIAMS HARLOW OF BANSTEAD ARE PLEASED TO PRESENT A TWO DOUBLE BEDROOM APARTMENT TO THE MARKET. Situated on the first floor of a purpose built block within walking distance to Banstead Village High Street. Comprising of two double bedrooms, modern family bathroom, fully equipped kitchen and a large reception room with private balcony. There is the added benefit of two allocated car parking spaces and the apartment is presented in excellent condition. Available end of September on an unfurnished basis.

£1,600 PCM Unfurnished



COMMUNAL ENTRANCE

Entry phone system, staircase rising to the first floor landing.

PRIVATE FRONT DOOR

Giving access through to the:

ENTRANCE HALLWAY

Entry phone system. Utility cupboard for one domestic appliance. Downlighters. Radiator. Cloaks cupboard with hanging and storage.

LOUNGE/DINING ROOM

Double aspect room with window to the side and sliding patio doors. 2 x radiators. Downlighters. Hive heating control.

PRIVATE BALCONY

Wrought iron balustrade with inset lighting with a southerly aspect outlook.

KITCHEN

Fitted with a high quality range of wall and base units comprising of roll edge work surfaces incorporating a stainless steel sink drainer with mixer tap. Fitted oven and grill. Surface mounted four ring halogen hob with chimney extractor above. Integral appliances of fridge, freezer and washing machine. A comprehensive range of eye level cupboards, one of which houses the gas central heating boiler. Window to the side. Underlighting. Tiled floor. Part tiled walls.

BEDROOM ONE

Window to the side enjoying a southerly aspect. Radiator. Fitted wardrobes with sliding mirrored doors providing useful hanging and storage. Coving.

BEDROOM TWO

Southerly aspect window. Coving. Radiator. Recess suitable for a fitted wardrobe.

FAMILY BATHROOM

Panel bath with wall mounted mixer tap. There is an independent shower above the bath with both rain shower and hand held attachment. Wash hand basin with mixer tap. Low level WC with concealed cistern. Radiator. Ceiling speaker. Downlighters. Wall mounted extractor. Mirror. Fully tiled walls and tiled floor.

OUTSIDE

FRONT

The property is centrally positioned in well maintained communal gardens which comprise areas of flower/shrub borders and some mature trees.

PARKING

There are two allocated parking spaces on site allocated to this apartment.

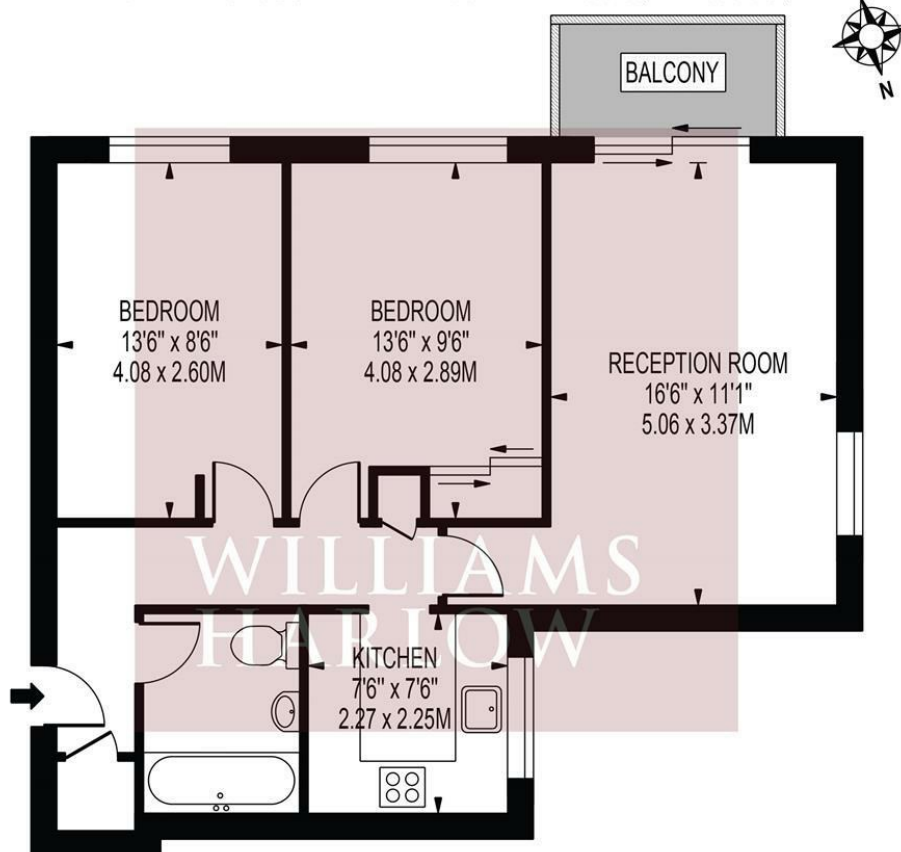
COUNCIL TAX

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



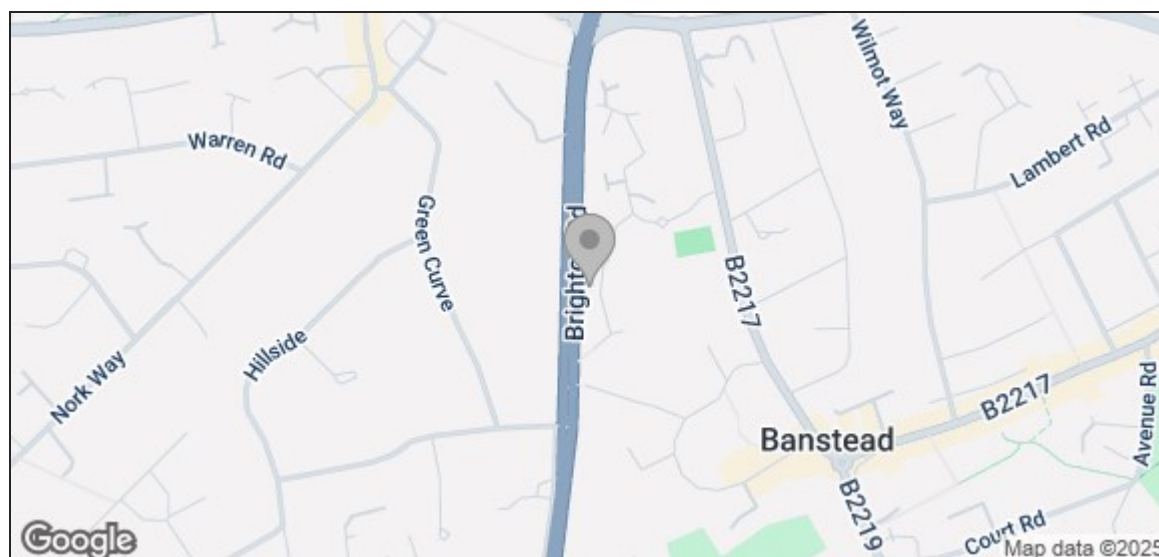
ASQUITH HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 630 SQ FT - 58.56 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



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