

## Courtlands Crescent Banstead, SM7 2PJ

WILLIAMS HARLOW ARE PLEASED TO PRESENT A SPACIOUS TWO DOUBLE BEDROOM MAISONETTE TO THE MARKET. Situated on the top floor of a two-storey purpose built-block, located on a popular residential road within walking distance to Banstead Village High Street. The accommodation comprises of two large double bedrooms, a large bathroom with shower cubicle and separate bath, a good size kitchen and spacious reception room with juliet balcony. Further benefits include gas central heating, double glazing and landscaped garden views. Available end of April on an unfurnished basis.

£1,550 PCM -



## BUILDING

Purpose built 2-storey block comprising four residential units.

## ENTRANCE

Entrance door on ground level...

## STAIRCASE

Leading up to accommodation

## BEDROOM ONE

Large double size room with built-in wardrobes and good quality carpet overlooking the front communal gardens

## BEDROOM TWO

Large double bedroom overlooking the rear communal garden

## LOUNGE

Spacious room with juliet balcony opening to overlook the communal rear gardens. Good quality carpet and removeable storage wardrobes.

## BATHROOM

Shower cubicle plus separate bath, WC and hand-basin comprise the fixtures in fully tiled room

## KITCHEN

Large amount of original wood-fronted storage cupboards with washing-machine, fridge-freezer and oven with gas hob

## OUTSIDE

Communal landscaped grounds surround the block with plenty of car parking on the roads

## COUNCIL TAX

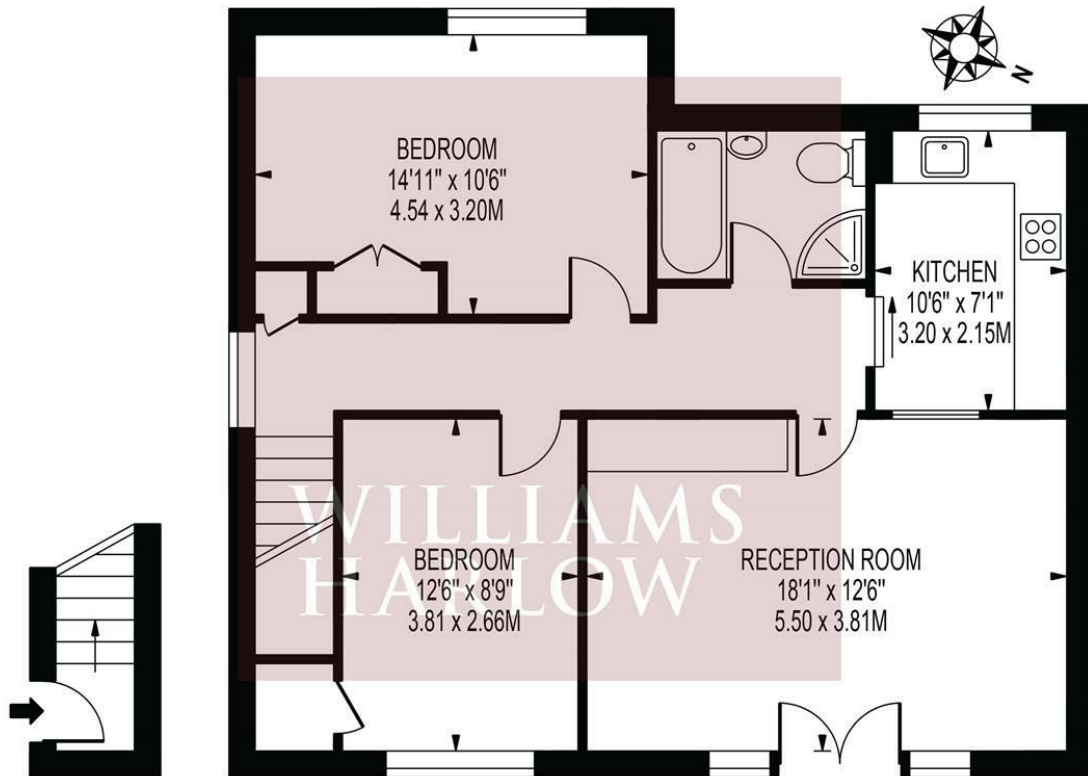
Council Tax Band D (£2,555.86) 2026 / 27



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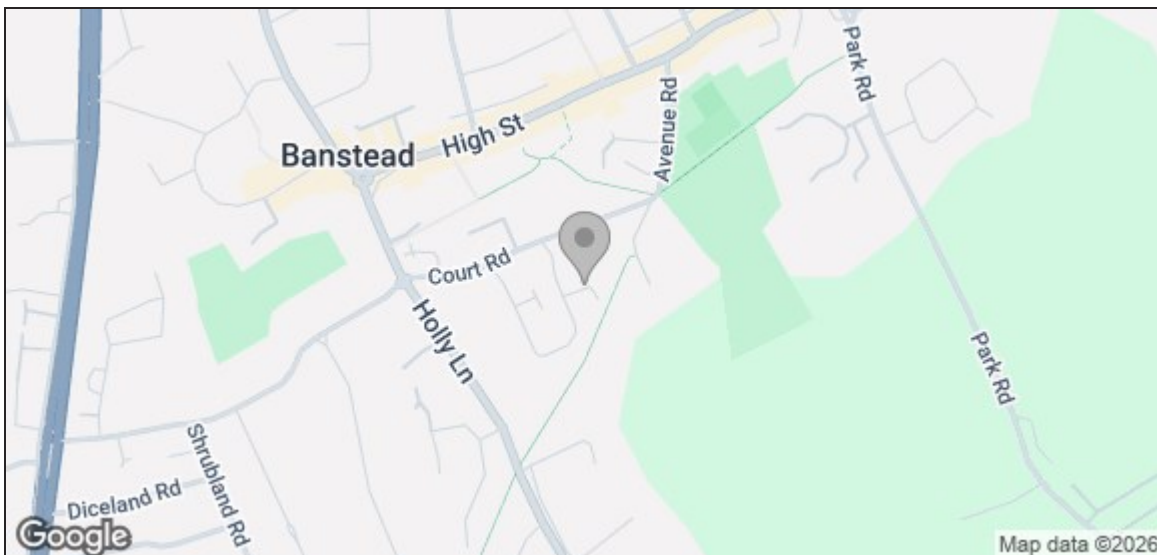
## COURTLANDS CRESCENT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 787 SQ FT - 73.10 SQ M



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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		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		73	77
EU Directive 2002/91/EC			