

**WILLIAMS
HARLOW**

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High Street Banstead, Surrey SM7 2NH

An opportunity to rent a large three bedroom apartment with accommodation over one first floor, in a central location which has been subject to a complete renovation to a high standard throughout, with brand new kitchen and bathroom. The property benefits from PRIVATE REAR BALCONY. We regret NO PETS, NO SMOKERS. AVAILABLE IMMEDIATELY.

£1,295 PCM Unfurnished



COMMUNAL FRONT DOOR

Entry phone system to communal entrance lobby with stairs rising to first floor landing and private front door giving access through to:

COUNCIL TAX

Reigate & Banstead - Band C £1,725.81 2019/20

'L' ENTRANCE HALL

7.67m x 1.47m maximum (25'2" x 4'10" maximum)

Entry phone system, cloaks cupboard, further large storage cupboard. Water heater control.

LOUNGE

4.52 x 3.66 (14'10" x 12'0")

Window to front. Wall mounted electric heater with timer.

RE-FITTED KITCHEN/BREAKFAST ROOM

3.66m x 2.31m (12'0" x 7'7")

Fitted with a modern range of wall and base units comprising of work surfaces incorporating a stainless steel sink drainer with mixer tap. A comprehensive range of cupboards and drawers below the work surface. Fitted oven and grill. Surface mounted electric hob with extractor above. A comprehensive range of eye level cupboards. Washing machine. Upright fridge freezer. Window and door to balcony. Wood effect flooring. Part tiled walls.

BEDROOM ONE

4.50m x 3.53m (14'9" x 11'7")

Window to front. Wall mounted electric heater with timer. Original electric heater (not connected).

BEDROOM TWO

3.66 x 2.44 (12'0" x 8'0")

Window to rear. Wall mounted electric heater with timer. Fitted wardrobe providing useful hanging and storage. Original electric heater (not connected).

BEDROOM THREE

3.66 x 1.96 (12'0" x 6'5")

Window to rear. Wall mounted electric heater with timer. Original wall mounted electric heater (not connected).

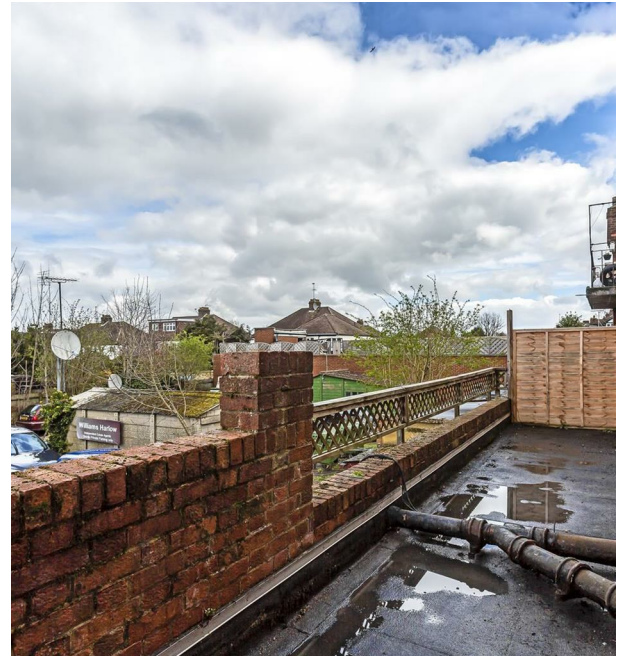
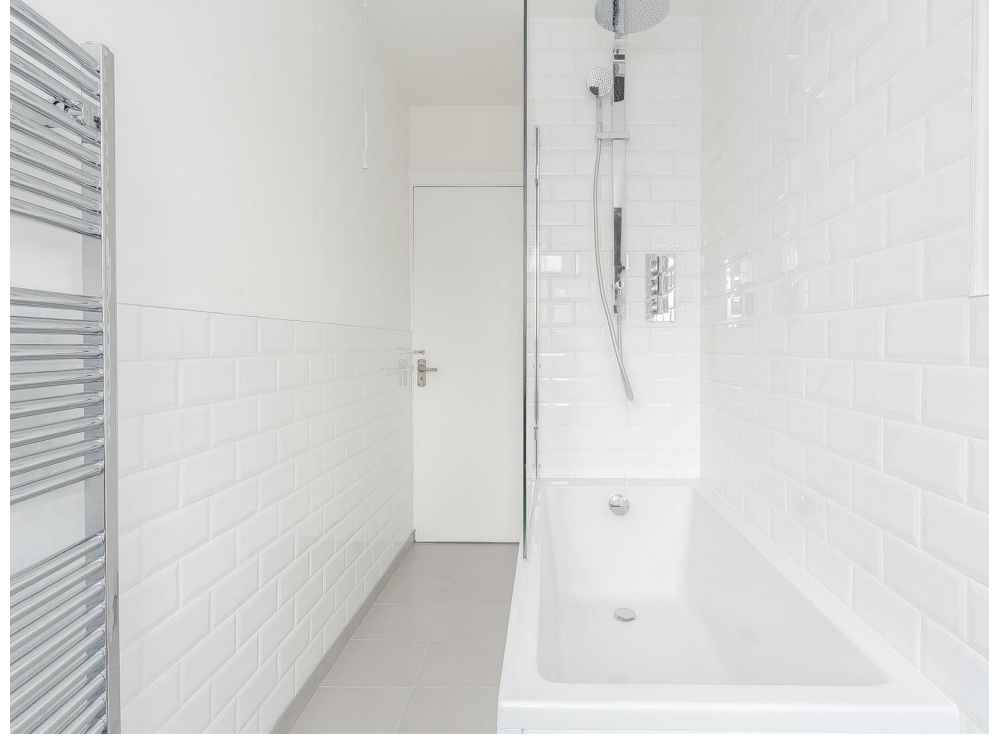
RE-FITTED BATHROOM

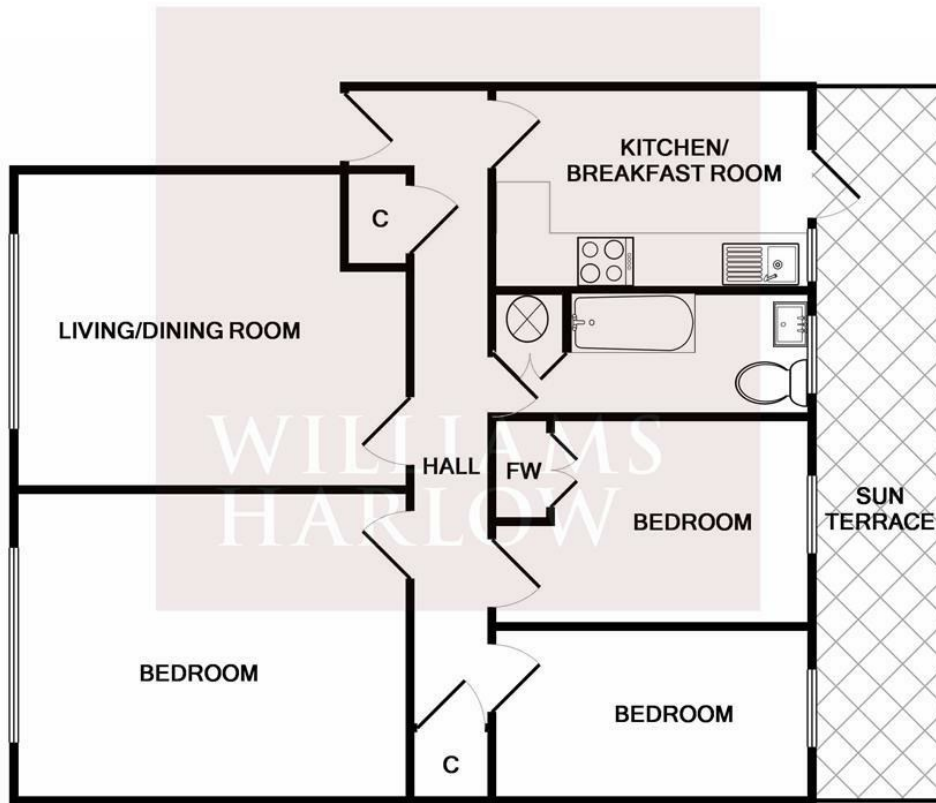
A white suite comprising of a panel bath with wall mounted mixer tap and an independent shower above with glass shower screen. Mirrored medicine cabinet. Wash hand basin with mixer tap and vanity cupboard below. Low level WC with concealed cistern. Half height tiling. Tiled floor. Obscured glazed window to rear. Heated towel rail and linen cupboard.

PRIVATE BALCONY

8.56 x 1.96 (28'1" x 6'5")

With a brick retaining wall with wooden trellis. The balcony connects with the kitchen.





This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst care is taken in the preparation of this plan, please check all dimensions, shapes before making decisions reliant upon them. KEY: C = CUPBOARD FW = FITTED WARDROBE



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		71
(55-68)	D		
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	