

**WILLIAMS
HARLOW**

Banstead Office
Call: 01737 370022

31 High Street, Banstead, Surrey, SM7 2NH

lettings@williamsharlow.co.uk
www.williamsharlow.co.uk

High Street Banstead, Surrey SM7 2NH

WILLIAMS HARLOW ARE PLEASED TO OFFER A FULLY REFURBISHED THREE DOUBLE BEDROOM APARTMENT TO THE MARKET. Situated on the second floor of a prime location on Banstead High Street, the internal refurbished finish is excellent. Consisting of a fully equipped kitchen, three double bedrooms, a large reception room, family bathroom and private balcony. Available immediately on an unfurnished basis. LONG TERM LET

£1,600 PCM Unfurnished



COMMUNAL ENTRANCE

Entry phone system, giving access to communal lobby with stairs rising to the:

SECOND FLOOR LANDING

Giving access to:

PRIVATE FRONT DOOR

Giving access through to:

ENTRANCE HALL

7.67m x 0.91m (25'2 x 3'0)

Cupboard housing meters and circuit breakers. Wall mounted entry phone. Storage cupboard with shelving. Further large storage cupboard. Wall mounted Economy 7 heater.

LOUNGE

4.50m x 3.61m (14'9 x 11'10)

Window to front. Wall mounted Economy 7 heater.

RE-FITTED KITCHEN

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

Well fitted with a brand new set of wall and base units comprising of work surfaces incorporating a stainless steel sink drainer with mixer tap. There are a comprehensive range of cupboards and drawers below the work surface with integral washer/dryer and integral dishwasher. Fitted oven and grill. Surface mounted four ring halogen hob with extractor above. A comprehensive range of eye level cabinets benefitting from LED underlighting. Full height storage cupboard with drawers below. Window and glazed door to the rear. Wall mounted electric heater. Wood effect flooring and part tiled walls. There is space for an upright fridge freezer this is not provided by the Landlord.

PRIVATE BALCONY

2.34m x 0.91m (7'8 x 3'0)

Wrought iron balustrade.

BEDROOM ONE

4.50m x 3.51m (14'9 x 11'6)

Window to front. Wall mounted electric heater.

BEDROOM TWO

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

Window to rear. Wall mounted electric heater.

BEDROOM THREE

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

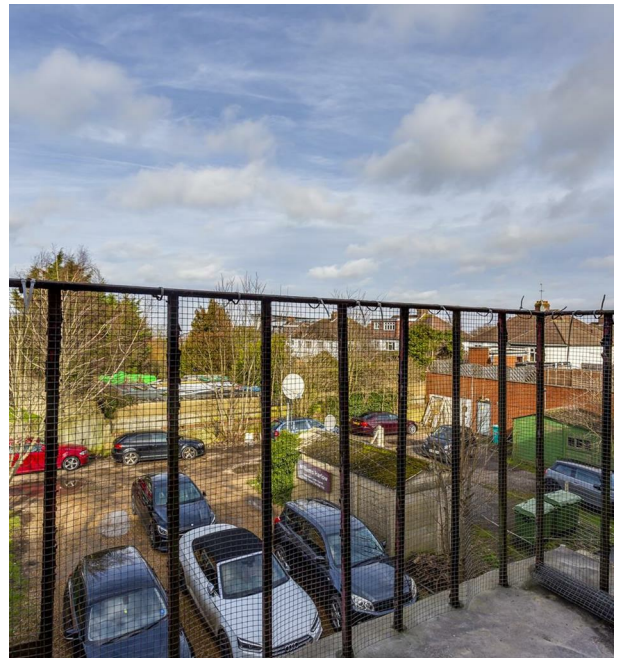
Window to rear. Electric heater.

RE-FITTED BATHROOM

White suite. Panel bath with mixer tap and glass shower screen. There is an independent shower above the bath. Wash hand basin with mixer tap and vanity cupboard below. Low level WC with concealed cistern. Mirrored medicine cabinet. Cupboard housing insulated cylinder. Obscured glazed window to rear. Half height tiling and tiled floor. Heated towel rail.

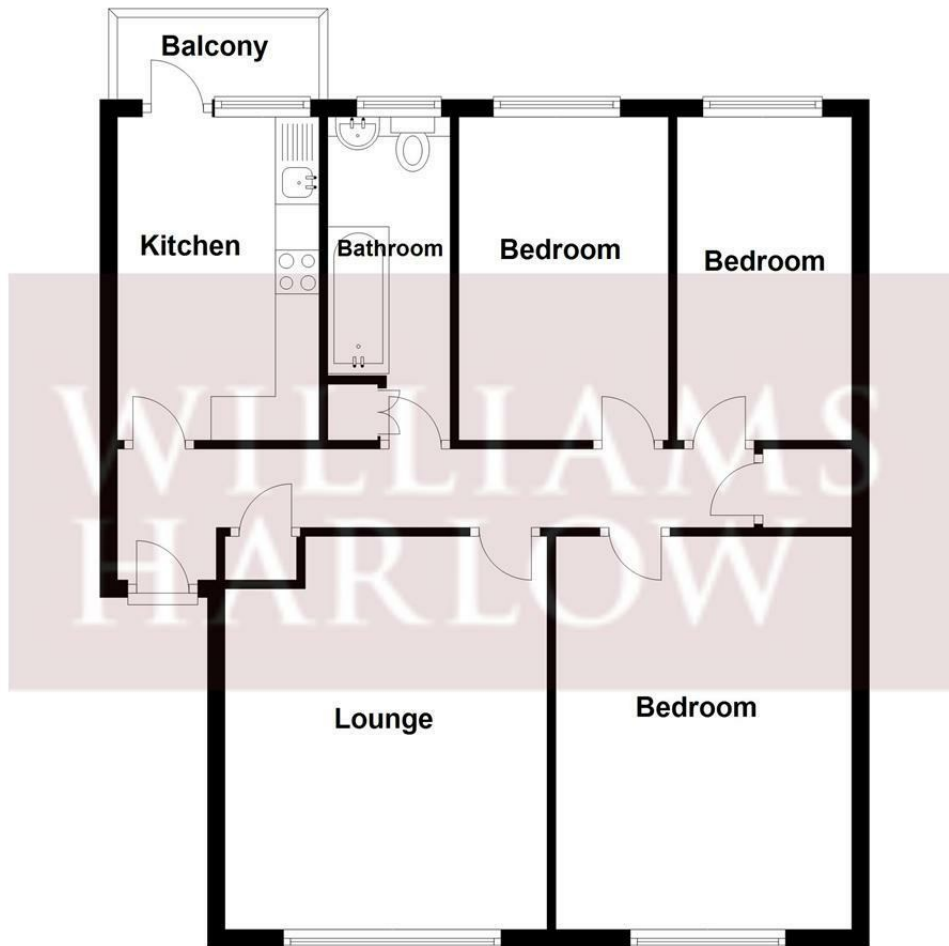
COUNCIL TAX

Council Tax Band C



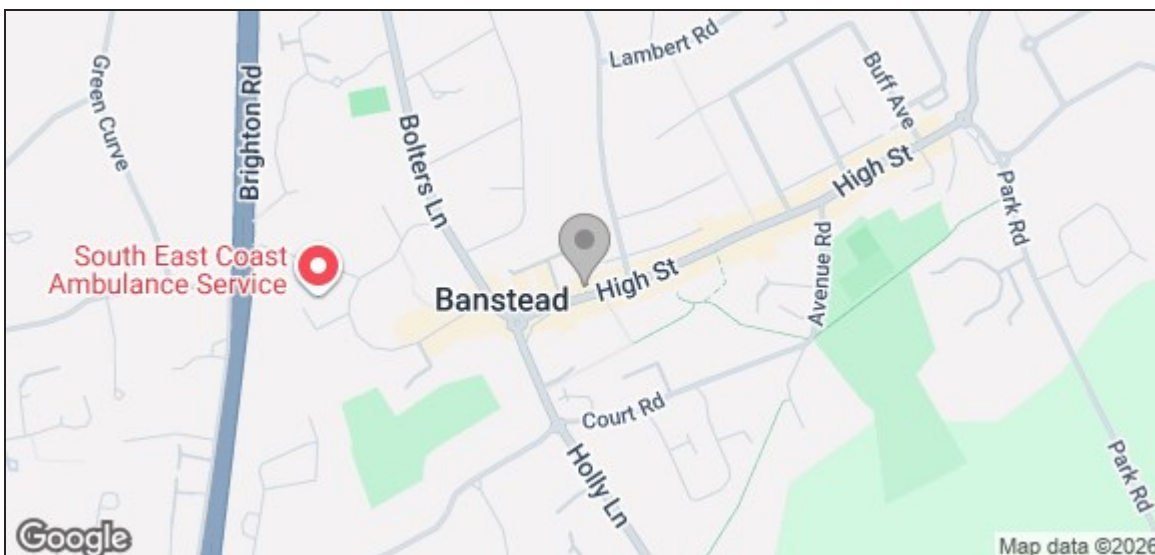
Second Floor

Approx. 73.3 sq. metres (788.8 sq. feet)



Total area: approx. 73.3 sq. metres (788.8 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Blunden.
Plan produced using PlanUp.



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	43	58
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	