WILLIAMS HARLOW

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# Wingfield Court

## Banstead, Surrey SM7 2GD

WILLIAMS HARLOW ARE PLEASED TO PRESENT THIS 2 BEDROOM, 2 BATHROOM APARTMENT TO THE MARKET. It is a well presented two double bedroom apartment with lift, on the popular and gated Wingfield Court development in the heart of Banstead Village. The accommodation comprises a spacious lounge/dining room, a fully equipped and fitted kitchen, a principle bedroom with en-suite shower room and built-in double wardrobe, a second double bedroom and a family bathroom. Further benefits include gas central heating, secure entry phone system and allocated parking. Available immediately on an unfurnished basis.

## £1,600 PCM Unfurnished

2 2 1

## COMMUNAL ENTRANCE
Entry video phone system. Leading through to:

## COMMUNAL ENTRANCE HALL
With stairs and lift giving access to all floors.

## THIRD FLOOR

## PRIVATE FRONT DOOR
Giving access through to:

## ENTRANCE HALL
Video entry phone system. Cupboard housing water tank. Radiator. Access to loft void. Laminate flooring. Thermostat for central heating. Downlights and coving.

## KITCHEN
2.57m x 2.82m (8'5 x 9'3)
Well fitted modern range kitchen with cupboards above a granite work top and cupboards and drawers below incorporating a stainless steel sink drainer with mixer tap. Inset four ring gas hob with extractor fan above. Fitted oven. Integrated Bosch appliances of washing machine, dishwasher and microwave. Integrated fridge freezer. Wine rack. Double glazed window. Part tiled walls, tiled floor and downlighters.

## LOUNGE
4.50m x x 4.50m (14'9 x x 14'9)
Double glazed window overlooking courtyard. Laminate flooring, wall lights, radiator and coving.

## BEDROOM ONE
3.94m x 3.30m (12'11 x 10'10)
Double glazed window. Fitted double wardrobe. Laminate flooring, radiator and coving. Door giving access through to:

## EN-SUITE SHOWER ROOM
White suite. Pedestal wash hand basin with mirror above. Shaver point. Low level WC. Large shower cubicle with glass shower screen. Heated towel rail. Obscured glazed window to side. Part tiled walls and tiled floor.

## BEDROOM TWO
4.50m x 2.06m (14'9 x 6'9)
Double glazed window overlooking courtyard. Fitted wardrobe. Radiator, coving and laminate flooring.

## BATHROOM
White suite. Panel bath with mixer tap and shower attachment. Pedestal wash hand basin with mirror above. Low level WC. Tiled floor, part tiled walls, downlighters, radiator and fan extractor.

## OUTSIDE

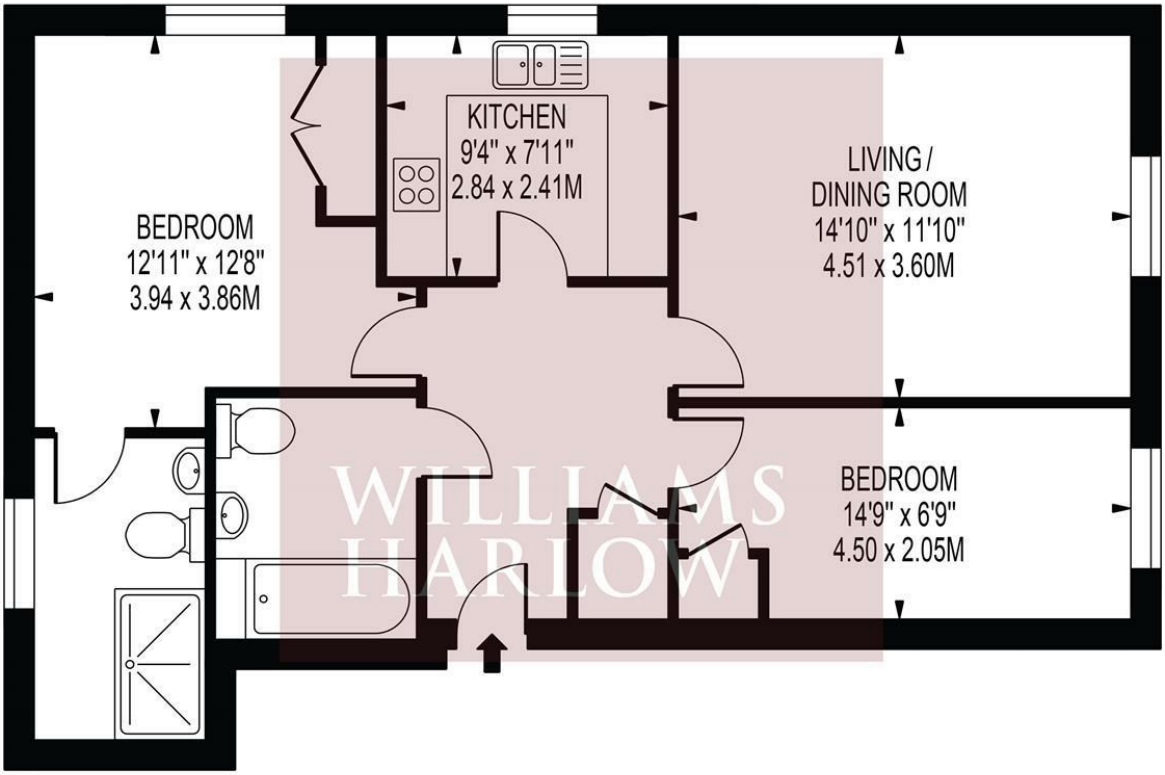
## PARKING
One allocated parking space.

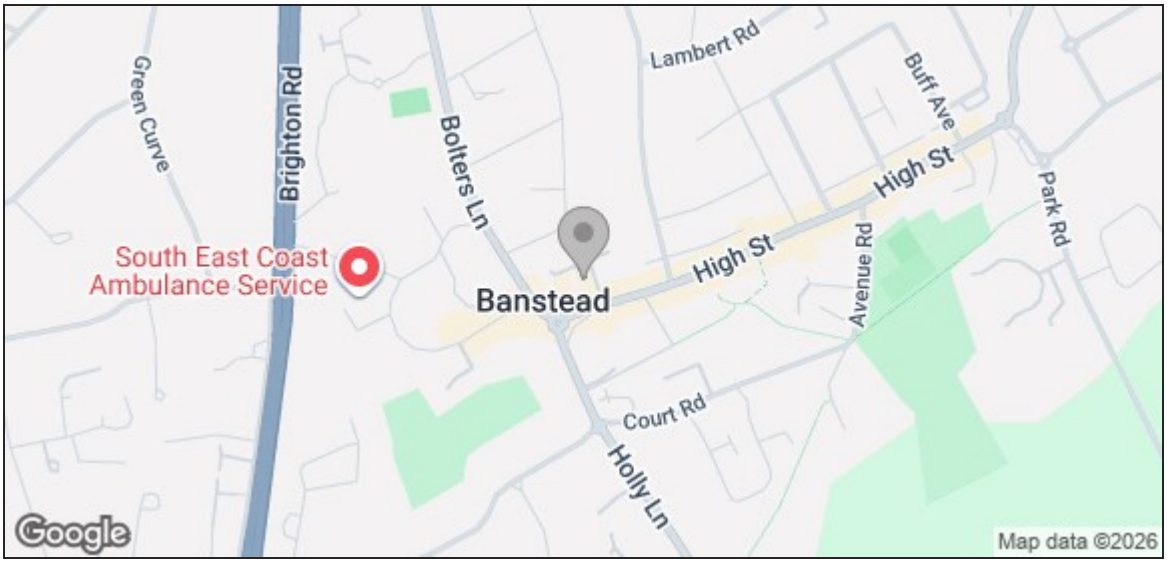
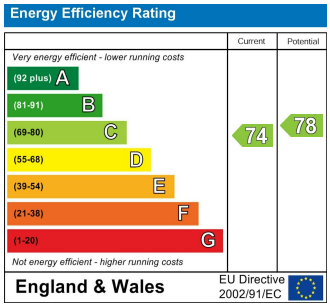
## COUNCIL TAX
Council Tax Band D (£2,555.86) 2026 / 27

WILLIAMS HARLOW

# WINGFIELD COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: **707 SQ FT - 65.68 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.
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