



1 Chipstead Road, Banstead, Surrey SM7 2HN
£1,000 PCM Unfurnished



**WILLIAMS
HARLOW**



WILLIAMS HARLOW ARE BRINGING THIS LARGE ONE BEDROOM APARTMENT TO THE MARKET. Occupying an ideal location only a short walk from Banstead Village, this apartment has it all. Comprising a spacious reception room, a large fully-fitted kitchen, double bedroom and a family bathroom on the first floor of a two storey block. Benefits include gas central heating and allocated car parking space. Available mid-March on an unfurnished basis.

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	EU Directive 2002/91/EC	



COMMUNAL FRONT DOOR

With entry phone system to:

COMMUNAL ENTRANCE LOBBY

Staircase leading to:

FIRST FLOOR

LANDING

With meter cupboard and private front door leading to:

ENTRANCE HALL

2.49 x 2.01 (8'2" x 6'7")

Cupboard housing gas fired combination boiler, wall mounted central heating thermostat, time clock, coving and doorway to:

LOUNGE

4.80m x 3.89m maximum dimensions (15'9" x 12'9" maximum dimensions)

Bay windows to side and front, downlighters, coving, 2 x radiators, tv aerial point and satellite point.

KITCHEN

3.51 x 2.64 (11'6" x 8'8")

Comprehensively fitted with a modern range of white units with light grey roll edged work surfaces incorporating a stainless steel single drainer sink. Range of eye level cupboards. Bosch appliances comprising of single oven with gas hob and glass chimney hood, fridge/freezer, washer/dryer and dishwasher, window to front, part tiled walls, tiled floor, radiator, coving and downlighters.

BEDROOM

3.35 x 2.87 (11'0" x 9'5")

Measurement excluding entrance recess plus fitted wardrobes. Double aspect with windows to side and rear, radiator, coving, telephone point, tv and aerial point.

BATHROOM

White suite comprising of panel enclosed bath with mixer tap and shower attachment. WC with concealed cistern. Fully enclosed shower cubicle with wall mounted shower. Wash hand basin. Shaver point, obscured glazed window to rear, downlighters and ceiling mounted extractor.

OUTSIDE

PARKING

One allocated parking space.

COUNCIL TAX

Council Tax Band C (£1,790.66) 2020/21





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

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