

**WILLIAMS  
HARLOW**

Banstead Office  
Call: 01737 370022

31 High Street, Banstead, Surrey, SM7 2NH

[lettings@williamsharlow.co.uk](mailto:lettings@williamsharlow.co.uk)  
[www.williamsharlow.co.uk](http://www.williamsharlow.co.uk)

# Wingfield Court

Banstead, Surrey SM7 2GD

£1,550 PCM Unfurnished



WILLIAMS HARLOW ARE PROUD TO BRING TO THE MARKET A TWO BEDROOM, TWO BATHROOM MODERN APARTMENT TO THE MARKET. A well presented, modern two bedroom second floor, purpose built apartment on a gated development just off Banstead Village High Street. A large lounge/dining room, fitted kitchen with all appliances, the master bedroom with en-suite shower room, spare second double bedroom and family bathroom. Benefits include gas central heating, double glazing, secure entry phone system, serviced lift and allocated car parking. Available immediately on an unfurnished basis.



## COMMUNAL FRONT DOOR

With entry phone system, staircase and lift giving access to:

## SECOND FLOOR

### FRONT DOOR

Leading through to:

### ENTRANCE HALL

### LOUNGE/DINING ROOM

4.42 x 3.56 (14'6" x 11'8")

### KITCHEN

2.92 x 2.39 (9'7" x 7'10")

Fitted to a high standard with units at high and low level, granite work surfaces, display cabinets and shelving incorporating oven/grill, microwave, dishwasher, fridge/freezer, gas hob with extractor hood above and gas central heating boiler.

### BEDROOM ONE

4.62 x 3.38 (15'2" x 11'1")

### ENSUITE SHOWER ROOM

Shower cubicle, wash hand basin and low level

### BEDROOM TWO

4.42 x 2.06 (14'6" x 6'9")

### BATHROOM

2.31 x 2.01 (7'7" x 6'7")

Panel bath, wash hand basin and low level WC.

## OUTSIDE

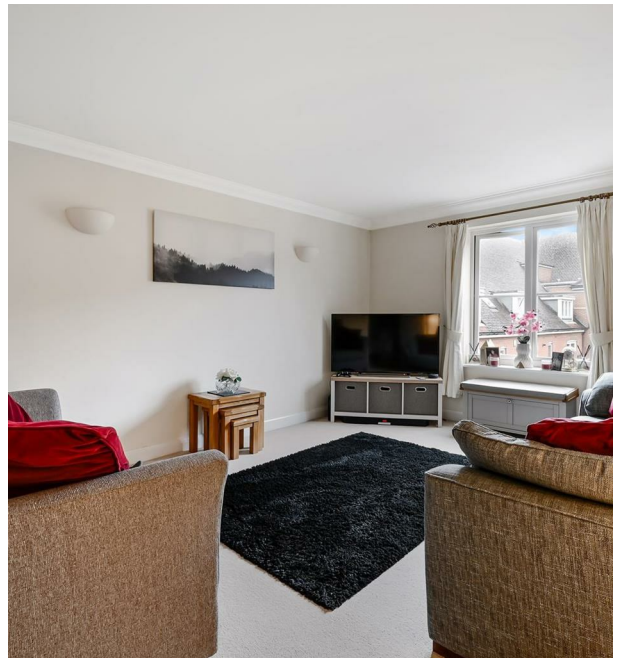
## COMMUNAL GARDENS

## ALLOCATED PARKING SPACE

## COUNCIL TAX

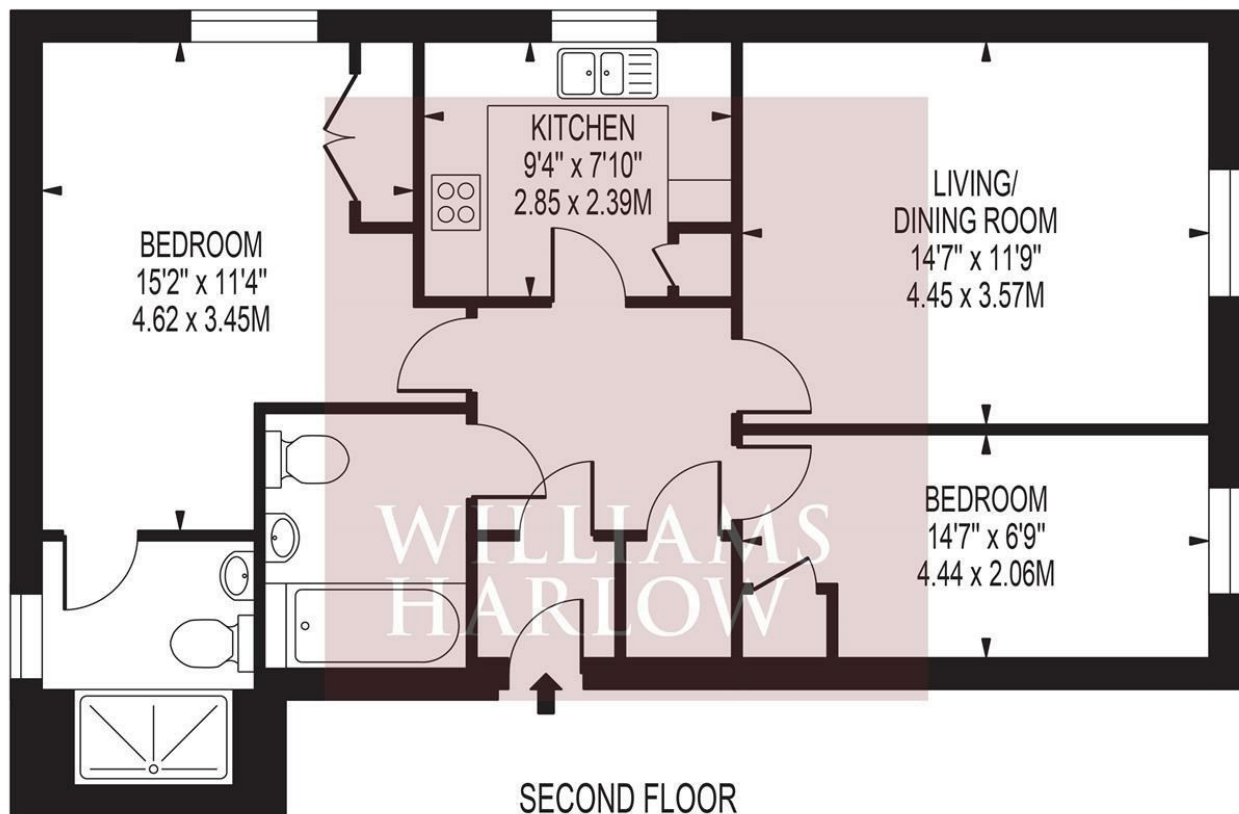
Council Tax Band D (£2,339.35) 2024 / 25





## WINGFIELD COURT

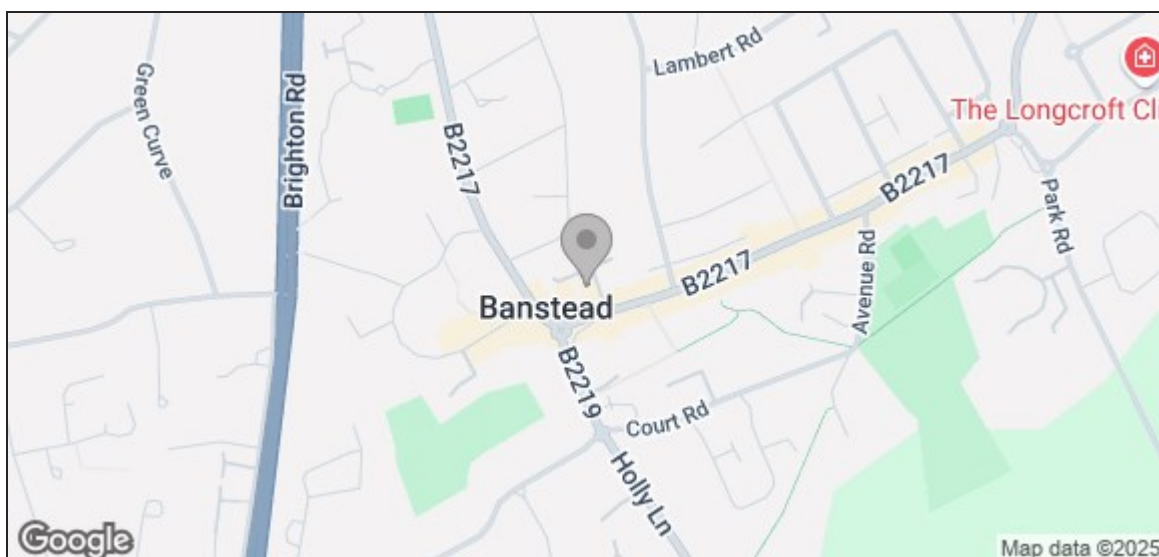
APPROXIMATE GROSS INTERNAL FLOOR AREA: 710 SQ FT - 65.95 SQ M



### SECOND FLOOR

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.  
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-36) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	80	86
EU Directive 2002/91/EC		