

**WILLIAMS  
HARLOW**

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## Garton Bank Banstead, Surrey SM7 2HA

WILLIAMS HARLOW ARE PLEASED TO PRESENT THIS TOP FLOOR ONE DOUBLE BEDROOM APARTMENT, located on a quiet-cul-de-sac on the top floor of a purpose built-block. All is within walking distance to Banstead Village High Street and Banstead/Chipstead Woods. Comprising of a large double sized bedroom, modern bathroom, spacious reception room with direct access to the kitchen. ALLOCATED PARKING.

Asking Price £250,000 - Leasehold



## COMMUNAL ENTRANCE

Security phone entry system. Stairs to the top floor.

## TOP FLOOR

Only flat on the top floor with large external landing area, giving access to the:

## PRIVATE FRONT DOOR

Giving access through to the:

## ENTRANCE HALL

Storage cupboard housing fuse board. Entry phone system. Storage cupboard housing the boiler. Radiator.

## RECEPTION ROOM

Double glazed large window to the front. Velux window. Coving. Radiator.

## KITCHEN

Generous sized kitchen. Range of high and low level kitchen units. Stainless steel sink with mixer tap. Fitted gas hob with oven below. Tiled splashback. Spaces for washing machine and fridge freezer. Velux window.

## BEDROOM

Large bedroom. Fitted wardrobes. Radiator. Double glazed large window to the rear overlooking the communal gardens. Coving.

## BATHROOM

Shower over bath with tiled surround and glass shower screen. Low level WC. Wash hand basin with cupboards below. Towel rail. Radiator. Fully tiled. Velux window to the rear.

## OUTSIDE

## PARKING

One allocated parking space.

## LEASE

108 Years remaining

## SERVICE CHARGES

£153 per month

## GROUND RENT

Included with service charges

## COUNCIL TAX

Reigate & Banstead - Council Tax Band B (£1,738.61) 2023/24



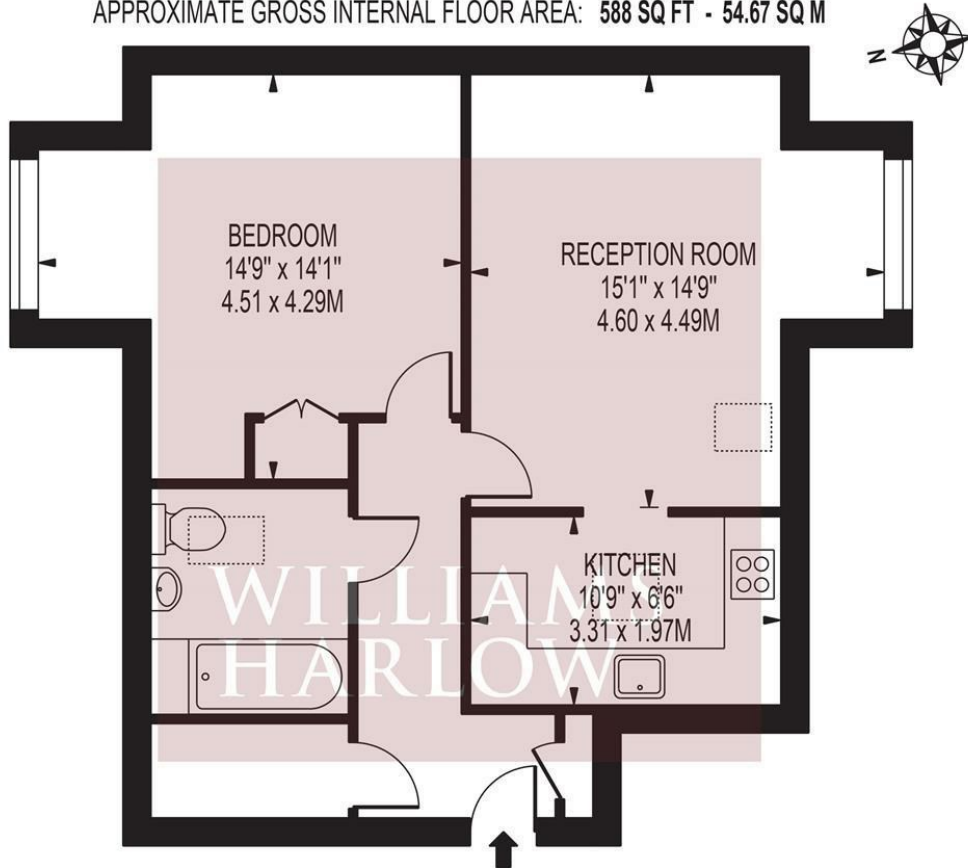


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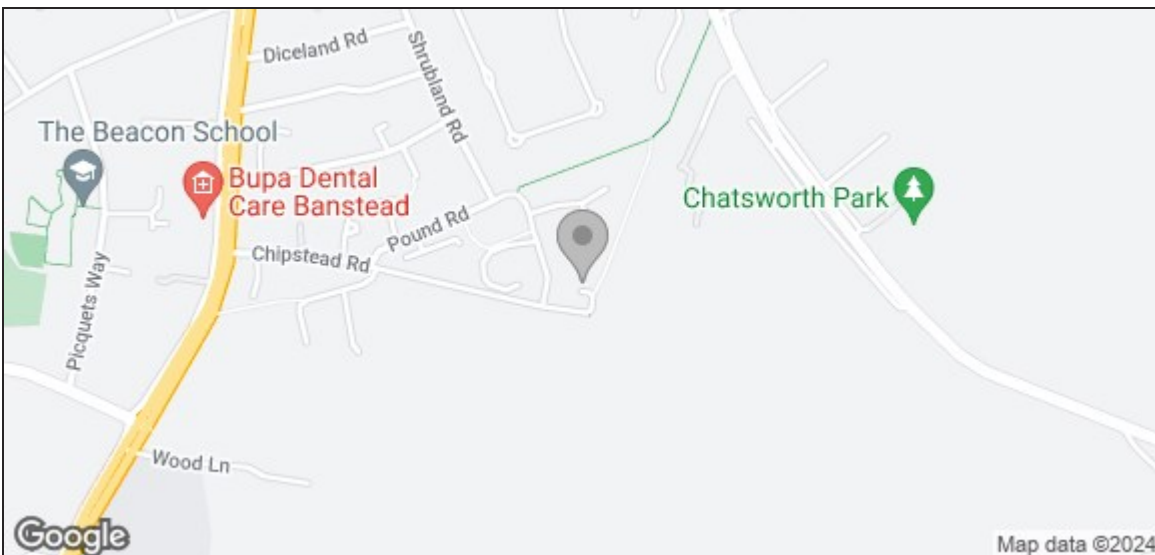
## GARTON BANK

APPROXIMATE GROSS INTERNAL FLOOR AREA: 588 SQ FT - 54.67 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. 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) A			
(81-91) B		79	79
(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	