

**WILLIAMS
HARLOW**

Banstead Office
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Rosehill Farm Meadow

Banstead, Surrey SM7 3DE

£1,200 PCM Unfurnished



WILLIAMS HARLOW IN BANSTEAD ARE PLEASED TO OFFER THIS Very well presented first floor 2 bedroom flat situated in a well maintained private and small development in Banstead. Consisting of Two bedrooms, double bedroom with built in wardrobe, single bedroom with cupboard, bright and spacious lounge leading to a newly fitted kitchen and newly fitted bathroom with sink unit. The property has been re-decorated throughout, gas central heating, new boiler and allocated parking. AVAILABLE NOW.



COMMUNAL ENTRANCE

With stairs leading to the:

FIRST FLOOR

Giving access to the:

PRIVATE FRONT DOOR

Giving access through to the:

ENTRANCE HALL

SPACIOUS LOUNGE

Window to rear aspect. 2 x radiators. Neutral decor. Carpet.

RE-FITTED KITCHEN

Range of white wall and base units. Gas hob with extractor above and fan oven below. Washing machine. Window to the rear.

BEDROOM ONE

Double bedroom with built in wardrobe. Window to front aspect. Radiator.

BEDROOM TWO

Larger than average single. Cupboard. Window to the front. Radiator.

RE-FITTED BATHROOM

White suite. Grey unit incorporating sink and concealed WC. Bath with shower above and glass shower screen. Heated towel rail. Window to the side aspect.

OUTSIDE

Well maintained communal gardens.

PARKING

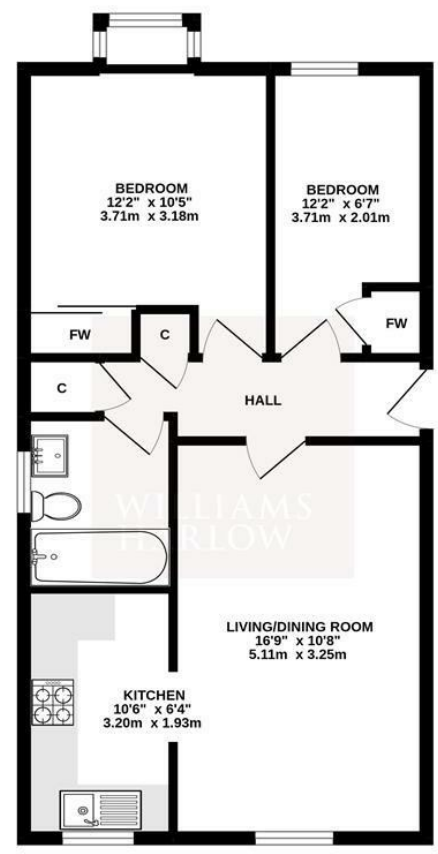
One allocated parking space.

COUNCIL TAX

Reigate & Banstead Borough Council - Band C £1,923.93
2022/2023



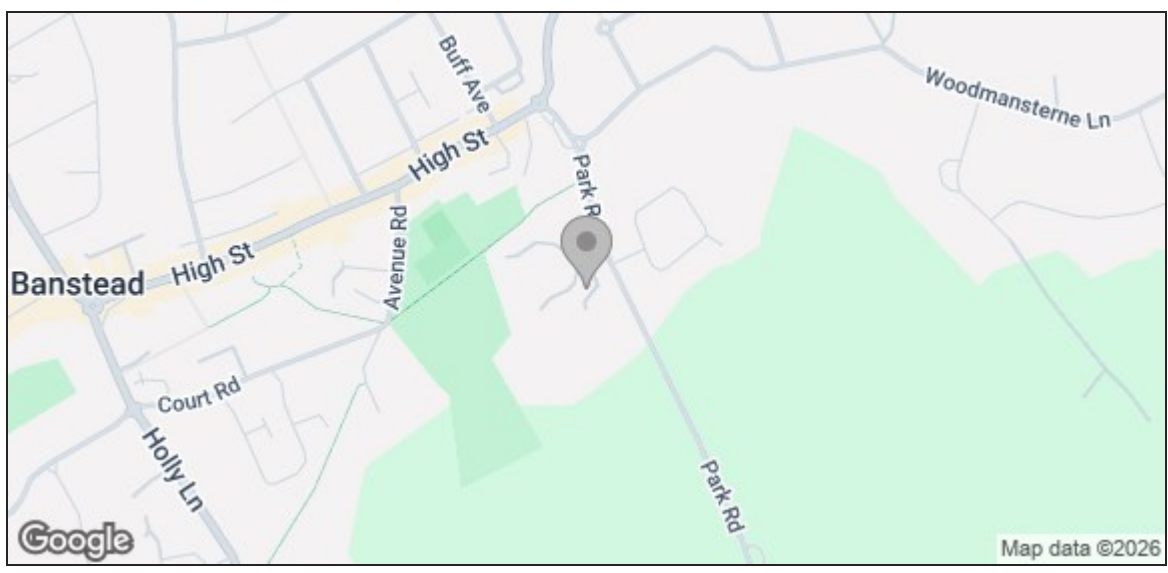
FIRST FLOOR



TOTAL APPROXIMATE FLOOR AREA 559 SQ.FT. (52.0 SQ.M.)

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Whilst care is taken in the production of this floorplan, its intended use is solely for layout guidance only to assist you when making a decision to physically view the property in person. Windows, door opening, appliances, fixtures & fittings are only approximate & not guaranteed. When making a legal commitment to purchase you should personally check all dimensions, shapes & room layouts before making a final decision that you may later be reliant upon.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	