

**WILLIAMS  
HARLOW**

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## Hillside Close Banstead, Surrey SM7 1ET

An opportunity to acquire an immaculate TWO BEDROOM GROUND FLOOR APARTMENT located on this popular development with a high standard of kitchen and bathroom. The property also benefits from having gas central heating and Share of Freehold. **SOLE AGENTS**

**£290,000 - Share of Freehold**



## COMMUNAL ENTRANCE DOOR

Giving access to:

## COMMUNAL ENTRANCE LOBBY

Giving access to:

## PRIVATE FRONT DOOR

Replacement front door which is fire rated, giving access through to:

## ENTRANCE HALLWAY

Wooden flooring. Radiator. Storage cupboard. Coving. Further cupboard housing the gas central heating combination boiler and also useful storage. Time clock and switch gear for the central heating. Alarm control panel.

## LIVING ROOM

3.07m x 4.70m (10'1 x 15'5)

The room is double aspect with window to front and window to the side both with shutters. Recess shelving. Exposed wooden flooring. Radiator.

## KITCHEN

1.96m x 3.10m (6'5 x 10'2)

Well fitted with a high quality range of wall and base units comprising of wooden work surfaces incorporating a 1 1/2 bowl stainless steel sink drainer with mixer tap. A comprehensive range of cupboards and drawers below the work surface. Washing machine/dryer. Fitted oven and grill. Surface mounted four ring gas hob with chimney extractor above. Integral fridge and integral freezer. A comprehensive range of eye level cupboards. Breakfast bar. Window to rear with fitted shutters.

## BEDROOM ONE

2.77m x 4.62m (9'1 x 15'2)

Window to front with fitted shutter. Wall mounted contemporary radiator.

## BEDROOM TWO

2.13m x 3.10m (7'0 x 10'2)

Window to rear with fitted shutters. Exposed wooden flooring. Radiator. Coving.

## BATHROOM

Fitted to a high standard comprising of a white suite. Panel bath with mixer tap and shower attachment with glass shower screen. Pedestal wash hand basin with mixer tap. Low level WC. Fully tiled walls and tiled floor. Obscured glazed window to the rear. Recessed mirror. Recessed display shelving. Heated towel rail.

## OUTSIDE

## COMMUNAL GARDEN

The property is surrounded by well maintained communal gardens which compromises of flower/shrub borders and some mature trees.

## PARKING

There is one allocated parking space but visitors parking is available on site.

## LEASE

Approximately 94 years remaining.

## MAINTENANCE CHARGES

£115 per month which includes the Buildings Insurance.

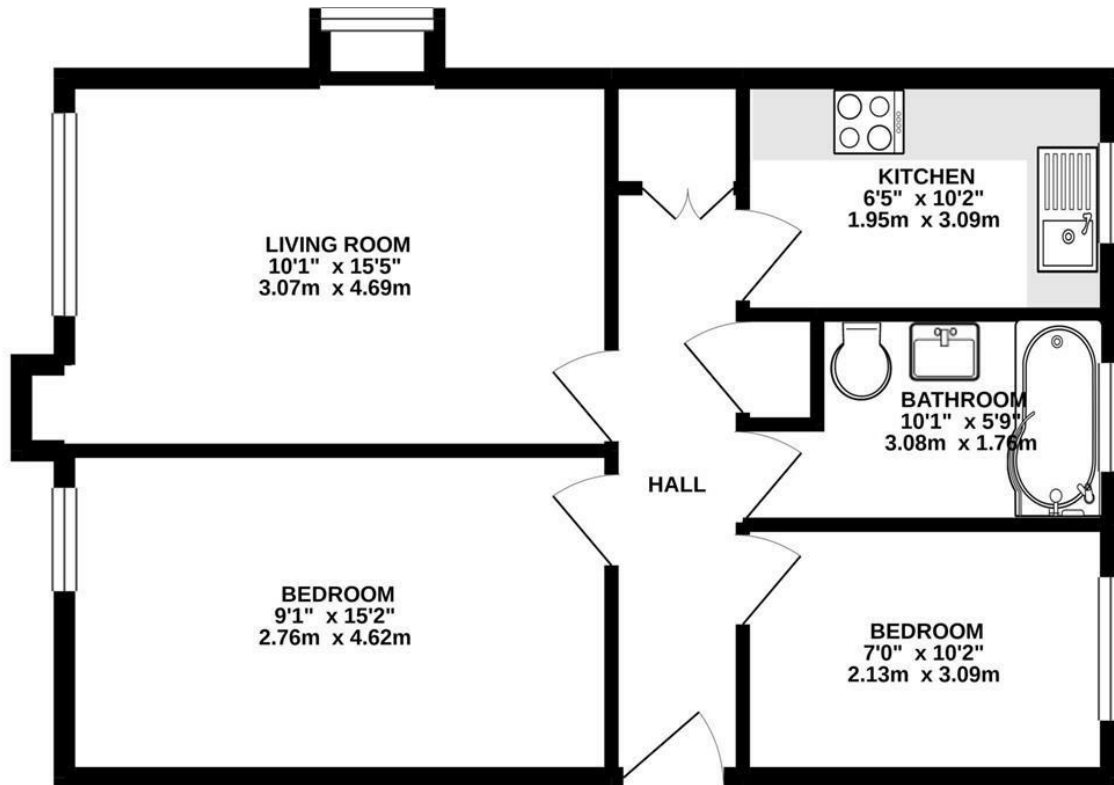
## GROUND RENT

Nil.









GROUND FLOOR FLAT

## Hillside Close, Banstead

INTERNAL FLOOR AREA (APPROX.) 570 sq ft/ 53.0sq m



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>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		72	75
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
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