

Wingfield Court

Banstead, Surrey SM7 2GD

WILLIAMS HARLOW ARE PROUD TO PRESENT THIS BEAUTIFULLY REFURBISHED TWO DOUBLE BEDROOM, TWO BATHROOM APARTMENT TO THE MARKET. A larger than average apartment situated on the top floor of a purpose built block (with a lift) in a gated development located off Banstead Village High Street. Consisting of two double bedrooms, two bathrooms (1 en-suite), a couple of storage cupboards, a very large reception room with adjoining fully equipped kitchen. Available early June on an un/furnished basis and with 2 allocated car parking spaces.

£1,750 PCM Furnished/unfurnished



DEVELOPMENT

Secure gated development

ENTRANCE

Secure video access into the block with lift access to the top floor

FRONT DOOR

Leading to:

HALLWAY

A newly carpeted hallway with two storage cupboards and providing direct access to all rooms

BEDROOM ONE

Double size carpeted room with double bed, double-glazing and built-in wardrobes

EN-SUITE

Tiled room with large shower cubicle, wash-basin and WC

BEDROOM TWO

Double size carpeted room with double bed, double-glazing

BATHROOM

A good size family bathroom with shower over bath, WC, wash-basin and heated towel rail.

RECEPTION ROOM

A generously sized room with double-glazed skylights, fresh carpets, sofa, armchair, coffee table, media unit plus dining table and chairs

KITCHEN

Open-plan with the reception room and fully equipped with a modern design and layout.

OUTSIDE

2 numbered, allocated car parking spaces

COUNCIL TAX

Council Tax Band D (£2,448.79) 2025 / 26



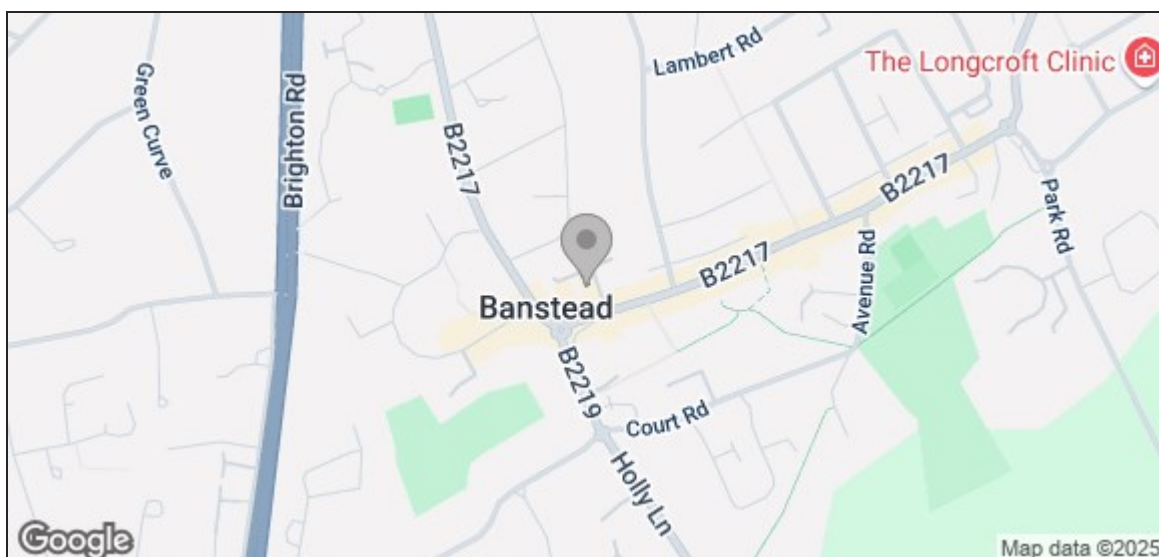
WINGFIELD COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 941 SQ FT - 87.42 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		