

Lancaster Court Banstead, Surrey SM7 1RR

WILLIAMS HARLOW ARE PLEASED TO OFFER THIS TWO DOUBLE BEDROOM TOP FLOOR APARTMENT TO THE MARKET. Situated on the top (2nd) floor of a purpose built apartment in this very convenient location close to transport facilities and amenities. Consisting of a modern kitchen with new appliances a family bathroom, two double bedrooms and a spacious lounge with private balcony attached. The property is surrounded by well maintained communal gardens and beautiful parquet flooring throughout. Available early October on an unfurnished basis.

£1,650 PCM Unfurnished



COMMUNAL FRONT DOOR

Giving access to:

COMMUNAL ENTRANCE LOBBY

With stairs rising to the:

SECOND FLOOR LANDING

Giving access to:

PRIVATE FRONT DOOR

Leading through to:

ENTRANCE HALLWAY

Storage cupboard with insulated cylinder and water tank above.

LOUNGE/DINING ROOM

4.90m x 3.58m (16'1 x 11'9)

Window to rear. Exposed wooden flooring. Doorway providing access to the:

BALCONY

Wrought iron balustrade and tiled floor. Pleasant outlook and is also covered.

KITCHEN

2.90m x 2.39m (9'6 x 7'10)

High gloss roll edge work surfaces incorporating a stainless steel sink drainer with mixer tap. A comprehensive range of cupboards and drawers below the work surface with spaces for washing machine, for further under counter appliance and upright fridge freezer. Fitted oven and grill. Surface mounted four ring halogen hob with chimney extractor above. A range of eye level cupboards. Window to the side.

MASTER BEDROOM

3.89m x 3.78m (12'9 x 12'5)

Wall mounted electric heater. Built in wardrobes. Window to the rear.

BEDROOM TWO

3.99m x 2.39m (13'1 x 7'10)

Window to side. Wall mounted electric heater.

BATHROOM

Fitted with a white suite. Panel bath with mixer tap and shower attachment. Low level WC. Wash hand basin with mixer tap and vanity cupboards below. Medicine cabinet. Part tiled walls. Obscured glazed window to the side.

OUTSIDE

COMMUNAL GARDENS

The property is surrounded by well maintained communal gardens comprising of areas of lawn, flower/shrub borders, some mature trees and various seating areas.

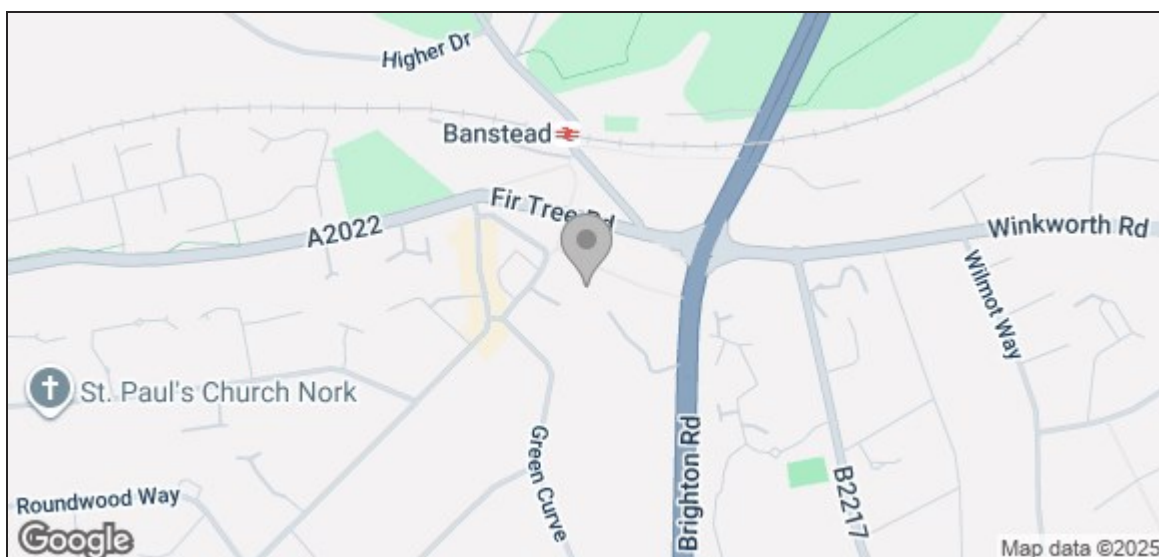
COUNCIL TAX

Council Tax Band C (£2,176.70) 2025 / 26

PARKING

Residents only parking to front and side with permit from the managing agent on a non allocated basis. Vehicles have to be registered with the block managing agent to avoid enforcement





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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

78

48