

**WILLIAMS  
HARLOW**

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## Chipstead Road Banstead, Surrey SM7 2HN

WILLIAMS HARLOW ARE PLEASED TO PRESENT THIS MODERN ONE DOUBLE BEDROOM APARTMENT TO THE MARKET. A purpose built ground floor apartment occupying a quiet corner plot within easy walking distance of Banstead Village. Consisting of one double bedroom, fully fitted kitchen, spacious reception room and modern bathroom. Further benefits include gas central heating, communal gardens and one allocated car parking space. Available mid-February on an unfurnished basis.

£1,000 PCM



## COMMUNAL ENTRANCE LOBBY

### ENTRANCE HALL

2.51 x 2.36 (8'3" x 7'9")

A generous entrance hall to the flat with all rooms leading off this space

### LOUNGE

4.78 x 3.94 (15'8" x 12'11")

A spacious lounge with bay window area, carpeted and overlooking the communal garden area

### KITCHEN

3.07 x 2.51 (10'1" x 8'3")

A fully equipped kitchen with all appliances integrated and providing ample space for a family table and chairs

### BEDROOM

3.35 x 2.92 (11'0" x 9'7")

A large, double size bedroom with carpets and built-in double wardrobe with mirror-fronted doors

### BATHROOM

A generous sized bathroom with separate shower cubicle and bath as well as WC and hand-basin

### COMMUNAL GARDENS

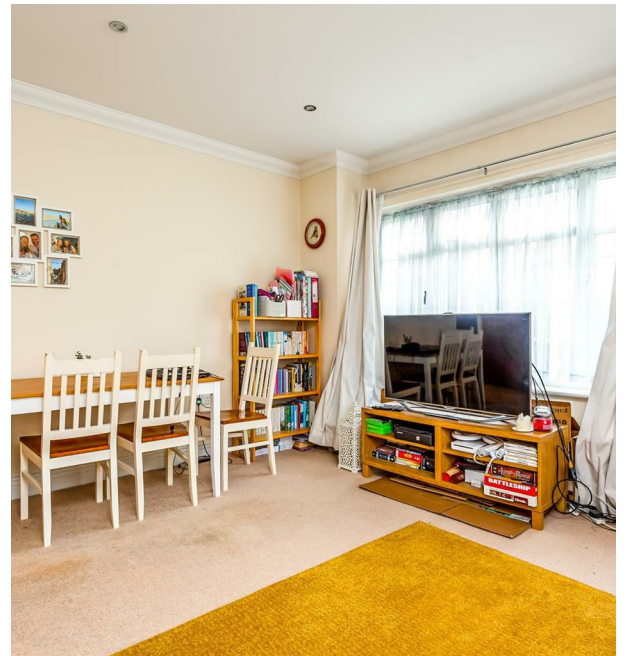
Landscaped grass areas surrounding the property

### ALLOCATED PARKING SPACE

One car space in the residents only car park

### COUNCIL TAX

Council Tax Band C (£1,790.66) 2020/21





This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst care is taken in the preparation of this plan, please check all dimensions, shapes before making decisions reliant upon them. KEY: C = CUPBOARD FW = FITTED WARDROBE



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		76	76
(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	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B		80	80
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	