

**WILLIAMS
HARLOW**

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WILLIAMS HARLOW ARE PROUD TO PRESENT A MODERN ONE DOUBLE BEDROOM APARTMENT TO THE MARKET. Situated on the top floor of a modern purpose built block, located in within easy walking distance of Banstead Village High Street and Banstead Train Station with direct services to London Victoria. The property benefits from an open-plan kitchen-lounge-diner and is in immaculate condition throughout with an excellent standard of kitchen and bathroom finishes. One allocated parking space. Available immediately on an unfurnished basis.

£1,350 PCM Unfurnished



COMMUNAL ENTRANCE

Entry phone system. Staircase giving access to the:

COUNCIL TAX

Reigate & Banstead BAND C £2,176.70 2025/26

SECOND FLOOR

Giving access to:

PRIVATE FRONT DOOR

Solid wood front door giving access through to:

ENTRANCE HALL

Downlighters. Entry phone system. Radiator. Storage cupboard housing meters, fuse board, boiler and ample storage. Hardwood veneers engineered flooring.

OPEN PLAN LOUNGE/DINING & KITCHEN

LOUNGE/DINING AREA

6.508 x 3.802 maximum (21'4" x 12'5" maximum)

Downlighters. Velux windows to the side and front. Continuation of the hardwood veneers engineered flooring.. 2 x radiators. Digital thermostatic control. Pre-wired connections for satellite television and terrestrial tv.

KITCHEN AREA

2.798 x 2.293 (9'2" x 7'6")

Schmidt luxury designer kitchen with high gloss finish. A range of soft closed storage cupboards and cupboards and drawers below the work surface. Quartz work surface incorporating a stainless steel with mixer tap. Bosch induction hob with extractor above. Vast range of integrated Bosch appliances including microwave, electric oven, washer/dryer and dishwasher. Fridge with freezer compartment. Skylight allowing natural light into the area. Downlighters. Continuation of the hardwood veneers engineered flooring.

DOUBLE BEDROOM

3.679 x 3.591 maximum (12'0" x 11'9" maximum)

Velux windows to the side and rear. Downlighters. Built in wardrobes. Pre-wired connections for satellite television and terrestrial tv. Radiator.

BATHROOM

Walk in shower cubicle with rain shower and hand held shower. Low level WC with concealed cistern. Wall mounted wash hand basin with storage below. Shaver point. Mirror. Downlighters. Extractor fan. Tiled floors. Heated towel rail.

OUTSIDE

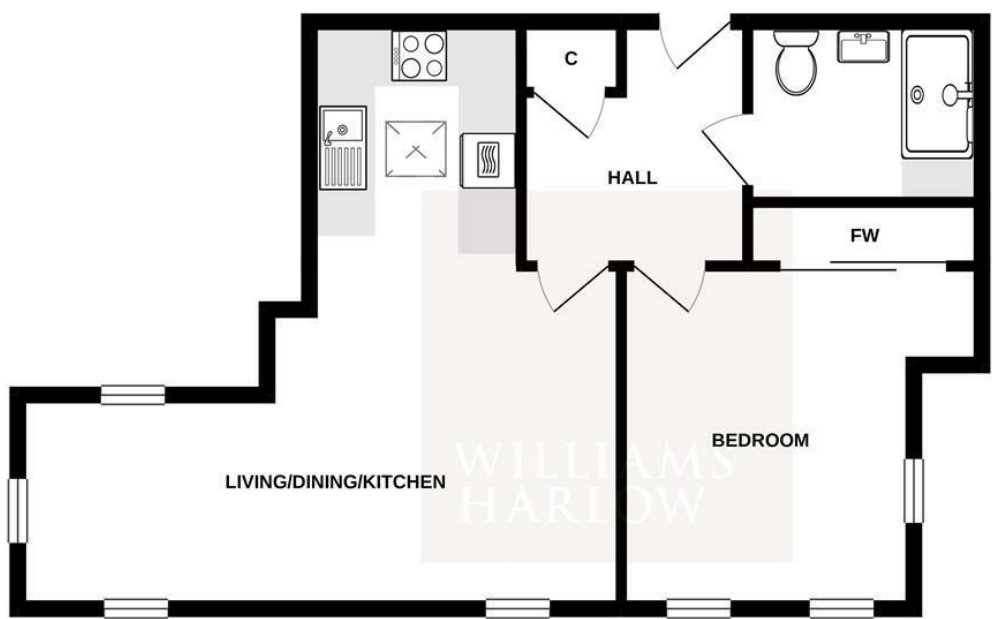
Well maintained communal gardens.

PARKING

There is allocated parking for one vehicle.



TOP FLOOR



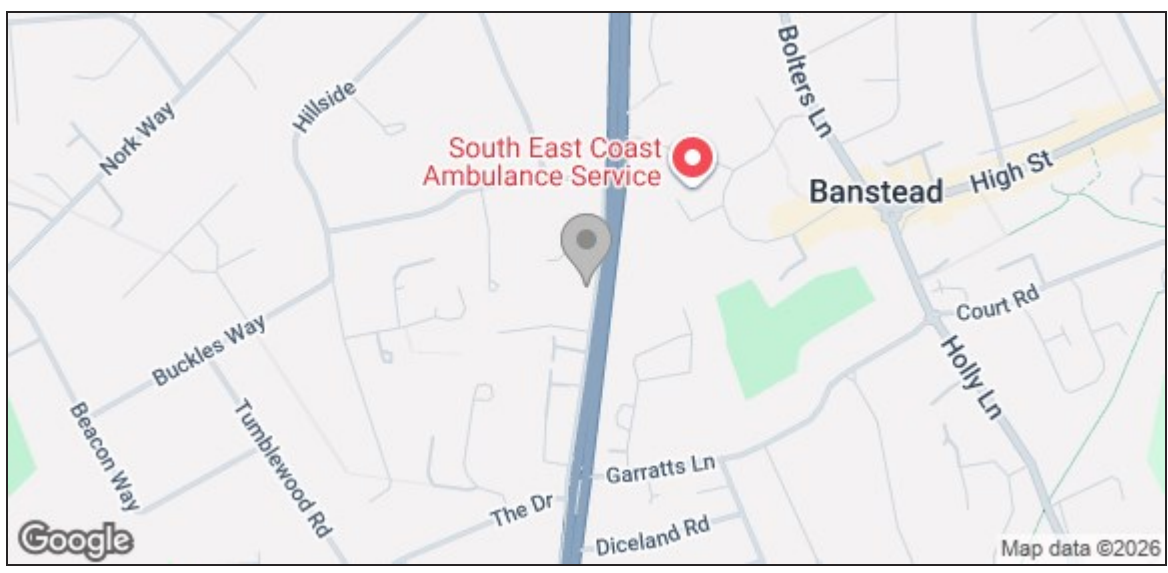
TOTAL APPROXIMATE FLOOR AREA 549 SQ.FT. (51.0 SQ.M.)

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.

KEY: C = CUPBOARD, A/C = AIRING CUPBOARD, FW = FITTED WARDROBE, LD = LARDER, ES = EAVES STORAGE, RHH = REDUCED HEAD HEIGHT

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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 83 | 83 |
| (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 | |