

**WILLIAMS
HARLOW**

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Chipstead Road Banstead, Surrey SM7 2HN

£1,000 PCM Unfurnished



WILLIAMS HARLOW ARE PLEASED TO PRESENT THIS MODERN ONE DOUBLE BEDROOM APARTMENT TO THE MARKET. A first floor apartment within a purpose built, low-rise, popular building occupying a quiet corner plot within easy walking distance of Banstead Village. Consisting of one large double bedroom, a fully fitted kitchen, spacious reception room and modern bathroom. Further benefits include gas central heating, double glazing, secure entry and one allocated, off-street car parking space. Available end of January 2022 on an unfurnished basis.



ENTRANCE

Secure phone entry from the private car park into the well-kept communal staircase.

FRONT DOOR

First floor leading into..

APARTMENT HALLWAY

Good size carpeted circulation area with a storage cupboard and access to all rooms.

KITCHEN

The kitchen is of modern design with dishwasher, washing machine and fridge-freezer all integrated as is the gas hob and oven. Large double-glazed windows overlooking the gardens let in plenty of natural light.

LOUNGE

Double aspect bright room with huge windows allowing a flood of natural light in. In neutral decor, this room has a modern and fresh feel to it.

BEDROOM

Another dual aspect, double size room with built-in sliding door wardrobes and neutral decor.

BATHROOM

A family size bathroom with separate shower cubicle AND bath, low-level WC and hand basin. Modern design and a large area makes this a huge benefit to the apartment.

CAR PARKING

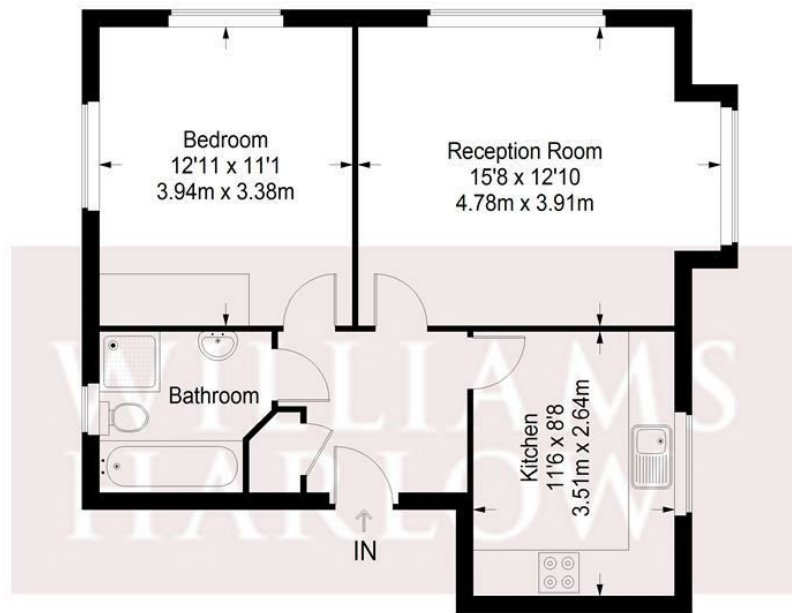
Allocated car parking space in the on-site car park.

COUNCIL TAX

Council Tax Band C (£1,841.88) 2021 / 22



Manor Court

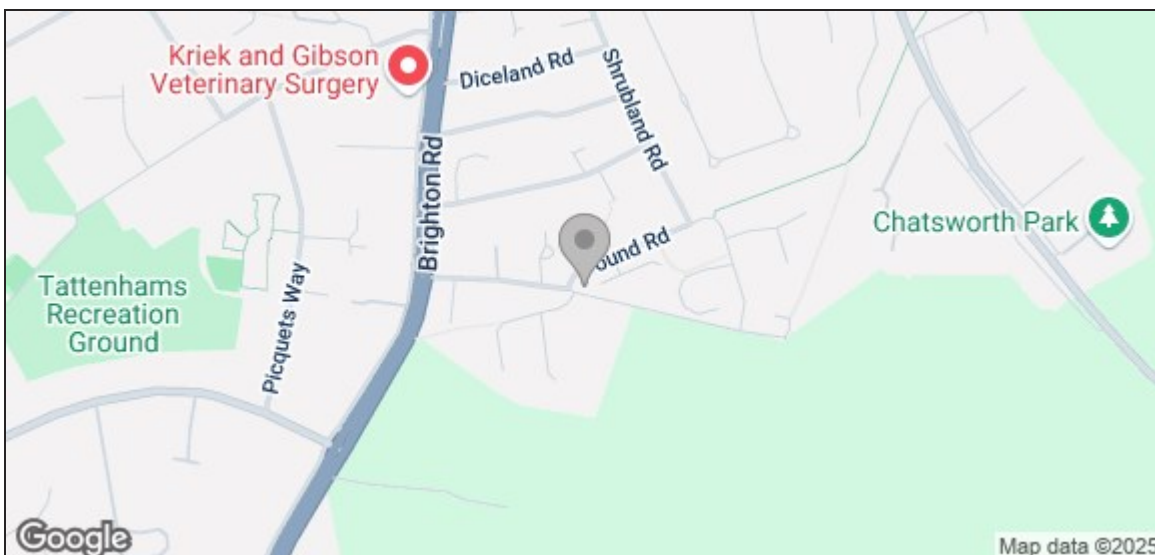


First Floor = 560 sq ft

Approximate Gross Internal Area
FIRST FLOOR = 560 sq ft / 52.02 sq m
Total = 560 sq ft / 52.02 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID357409)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(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		