

## Lyme Regis Road Banstead, Surrey SM7 2EY

WILLIAMS HARLOW ARE EXCITED TO PRESENT THIS ONE BEDROOM APARTMENT TO THE MARKET. Conveniently situated within walking distance to Banstead Village High Street this first floor property has been finished very tastefully and to a very high standard. Comprising a large double bedroom, spacious and bright reception room, with a good size kitchen and family bathroom. Further benefits include double glazing, gas central heating and a private garden. Available mid-October on an unfurnished basis.

£1,250 PCM Unfurnished



## FRONT DOOR

Front door to building leads to internal porch with second front door accessing the staircase upstairs.....

## STAIRCASE

...leads up to....

## HALLWAY

Provides access to all rooms.....

## KITCHEN

Fully equipped kitchen with wood flooring, breakfast bar and all integrated appliances. Double glazed side aspect window and wall-mounted TV.

## BEDROOM

Double size with double glazed window.

## RECEPTION ROOM

Spread across the front width of the property. Double glazed windows to the front and good quality carpet.

## BATHROOM

Family bathroom with shower over bath, WC and hand-basin.

## REAR GARDEN

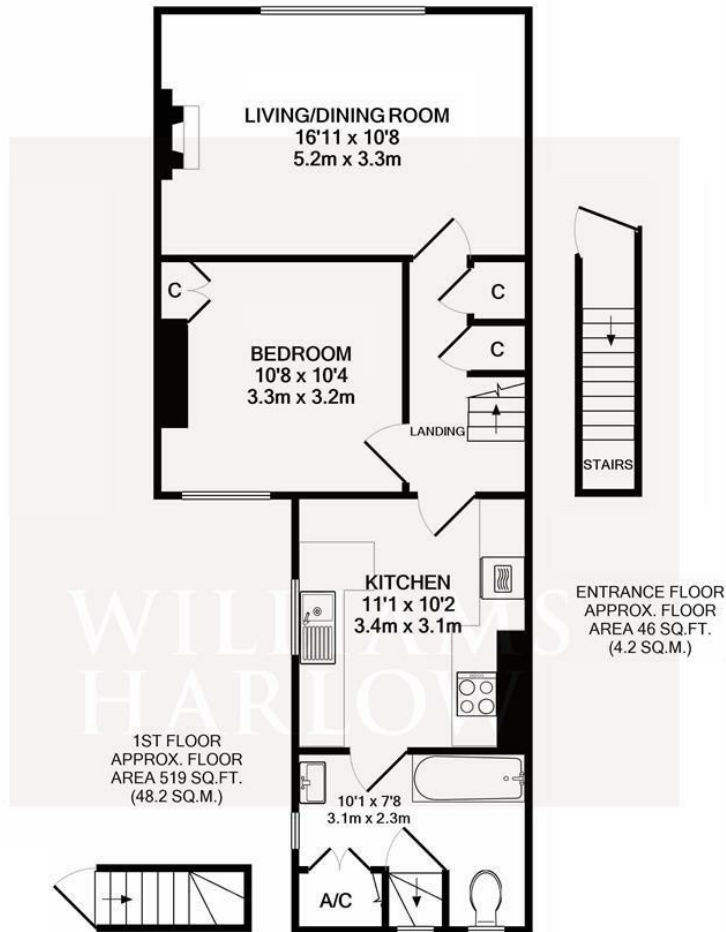
Private direct access via staircase accessed within the kitchen.

## COUNCIL TAX

Council Tax Band B (£1,738.61) 2023 / 24

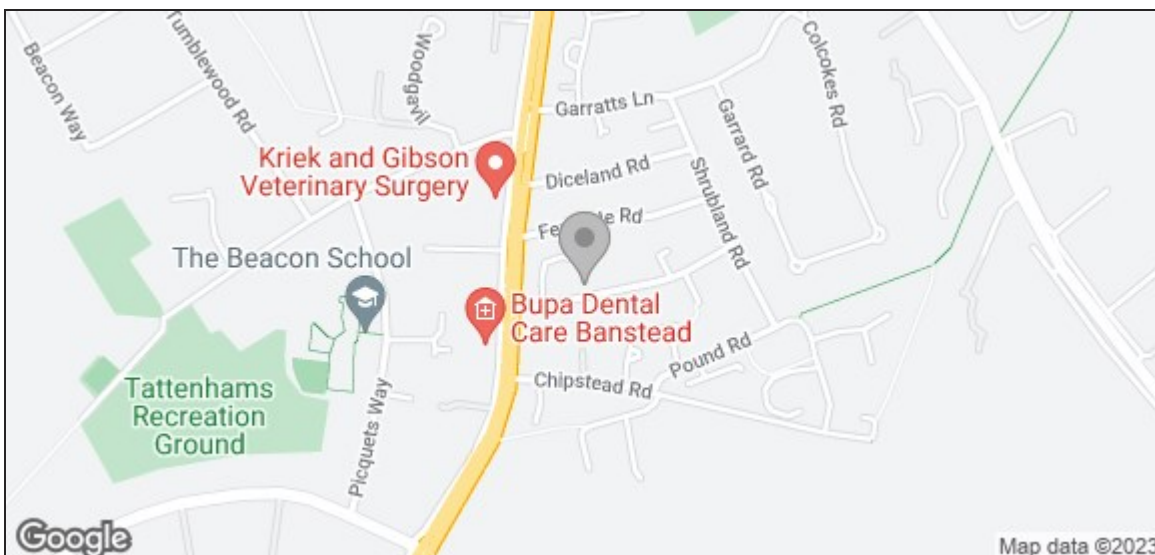






TOTAL APPROX. FLOOR AREA 565 SQ.FT. (52.5 SQ.M.)

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		
(69-80)	C		
(55-68)	D		
(39-54)	E	40	
(21-38)	F		
(1-20)	G		76
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	