

# Macmillan House

## Banstead, Surrey SM7 2AQ

WILLIAMS HARLOW ARE EXCITED TO PRESENT A TWO DOUBLE BEDROOM SECOND FLOOR APARTMENT TO THE OPEN MARKET. Situated in a purpose built block, with lift, within walking distance to Banstead Village High Street, the apartment is in an excellent location and in pristine condition. Consisting of 2 double bedrooms with built-in wardrobes, a modern family bathroom, a fully equipped kitchen and a spacious reception room with private balcony as well as 2 allocated car parking spaces. Benefitting from gas central heating and double glazing. Available immediately on an unfurnished basis.

**£1,650 PCM Unfurnished**



## COMMUNAL ENTRANCE

Entry phone system. Lift and stair access to all floors.

## SECOND FLOOR

### ENTRANCE HALL

Radiator, entry phone system and storage cupboard

### LOUNGE

Double glazed dual aspect room. Wall lights. Radiator. Patio doors to:

### PRIVATE BALCONY

South facing.

### KITCHEN

Modern base and eye level cupboards. Gas hob with extractor above and oven below. Sink drainer with stainless steel sink unit with mixer tap. Integrated fridge freezer. Washer/dryer.

### BEDROOM ONE

Double glazed window. Built in wardrobe with mirror doors. Radiator.

### BEDROOM TWO

Front aspect double glazed window to front. Built in wardrobe with mirror doors. Radiator.

### BATHROOM

Panel bath with shower over and shower screen. Wash hand basin. WC. Fully tiled walls with large mirror. Heated towel rail and ceramic tiled floor.

## OUTSIDE

### PARKING

There are two allocated car parking spaces

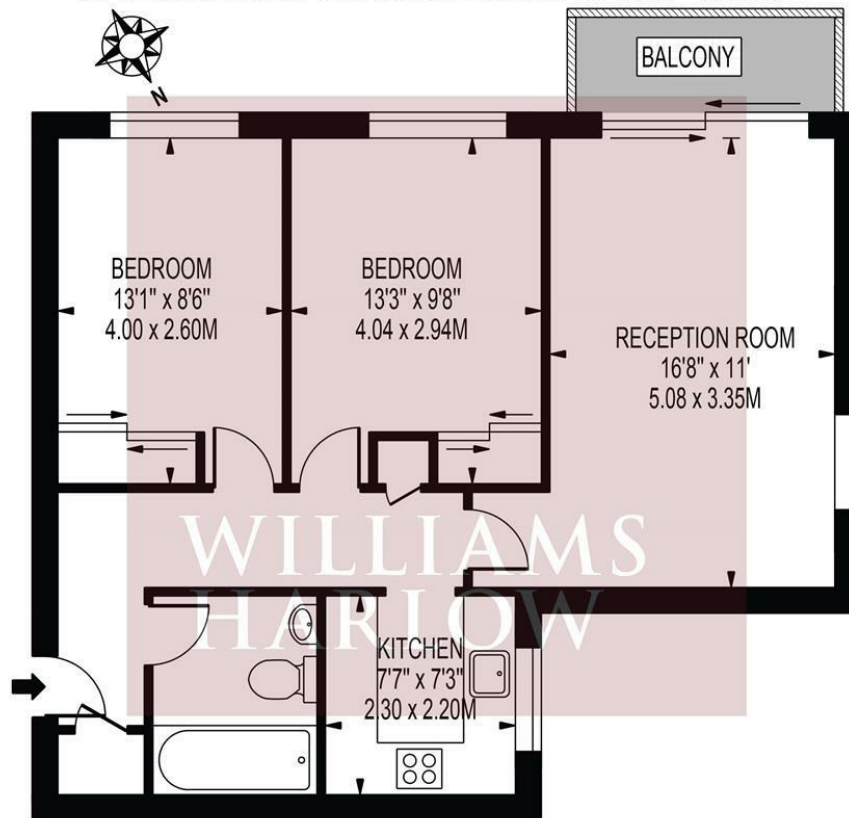
### COUNCIL TAX

Council Tax Band C (£2,271.88) 2026 / 27



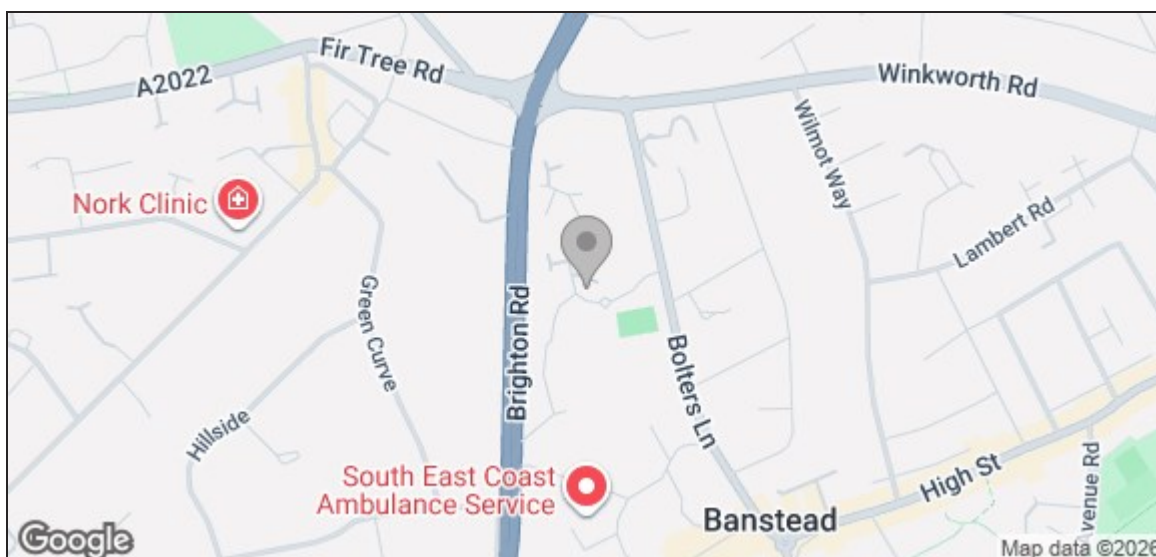
## MACMILLAN HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 641 SQ FT - 59.52 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            | 79      | 79        |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |