

**WILLIAMS
HARLOW**

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9 Diceland Road Banstead, Surrey SM7 2ET

WILLIAMS HARLOW OF BANSTEAD ARE PLEASED TO OFFER an opportunity to acquire a ONE DOUBLE BEDROOM purpose built first floor apartment located in this popular development within an easy walking distance of Banstead Village High Street. The property benefits from an excellent standard of kitchen and bathroom. Double glazing. Allocated parking. SOLE AGENTS

Asking Price £245,000 - Leasehold



COMMUNAL ENTRANCE

With entry phone system. Stairs rising to the:

FIRST FLOOR LEVEL

Giving access to the:

PRIVATE FRONT DOOR

Giving access through to the:

ENTRANCE HALL

Electric heater. Coving. Wood effect flooring.

LOUNGE/DINING ROOM

2 x windows to the rear. Coving. Electric heater.

RE-FITTED KITCHEN

Roll edge work surface incorporating a stainless steel sink drainer with mixer tap. Fitted oven and grill. Surface four ring electric hob with extractor above. Cupboards and drawers below the work surface with spaces washing machine and under counter fridge freezer. A comprehensive range of eye level cupboards and shelving. Further large storage cupboard with shelving. Part tiled walls. Wood effect flooring. Obscured glazed window to the side.

DOUBLE BEDROOM

Window to the rear. Wall mounted electric heater. Fitted wardrobe providing useful hanging and storage with mirrored doors.

RE-FITTED BATHROOM

White suite. Panel bath with mixer tap and shower attachment. An additional wall mounted shower with glass shower screen. Wash hand basin with mixer tap and vanity cupboards below. Low level WC with concealed cistern. Mirrored cabinet. Part tiled walls and wood effect flooring. Heated towel rail. Wall mounted extractor.

OUTSIDE

PARKING

There is one allocated parking space.

LEASE

125 years from 1991 - to be confirmed.

MAINTENANCE CHARGES

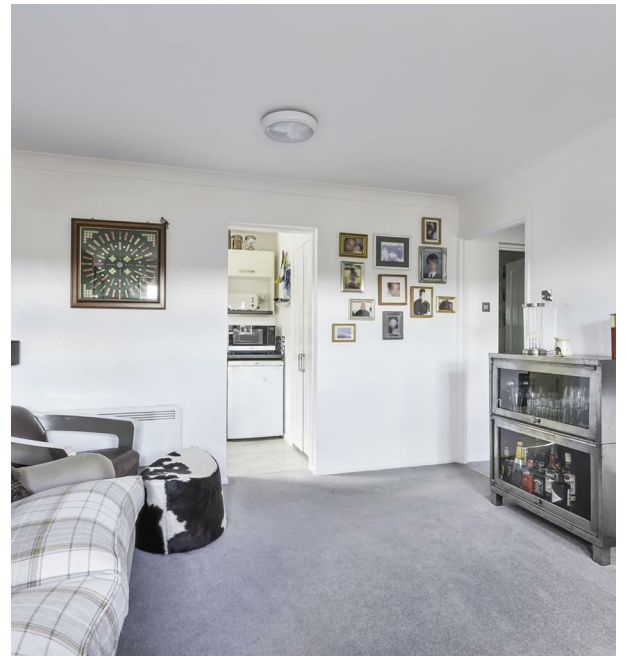
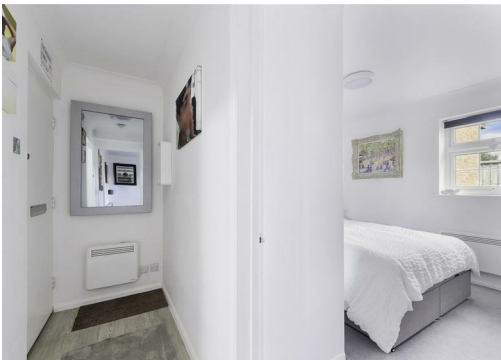
Approximately £1,287.78 including Buildings Insurance per annum.

GROUND RENT

£100 per annum.

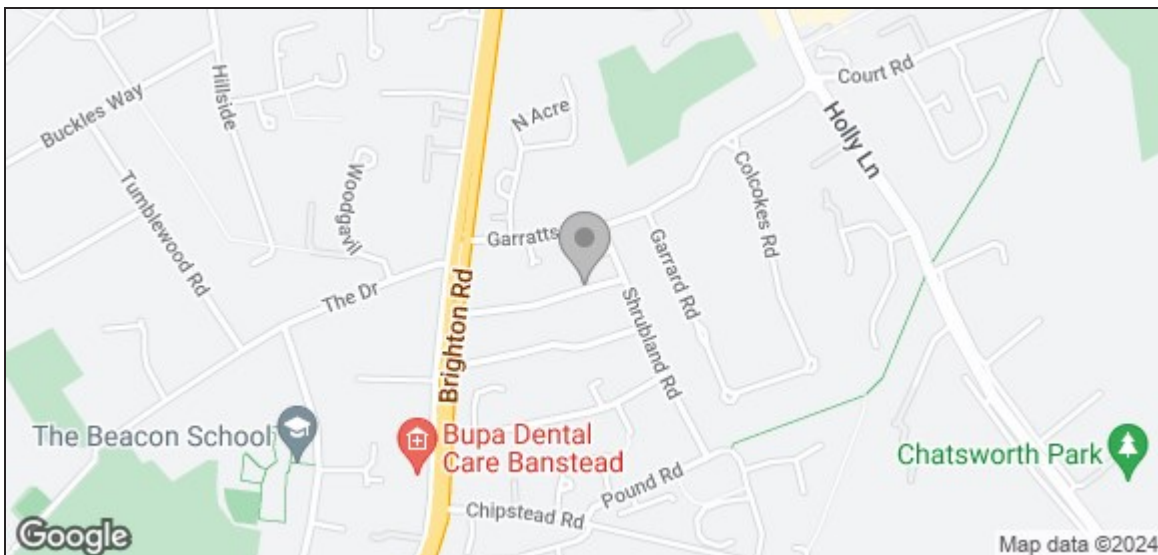
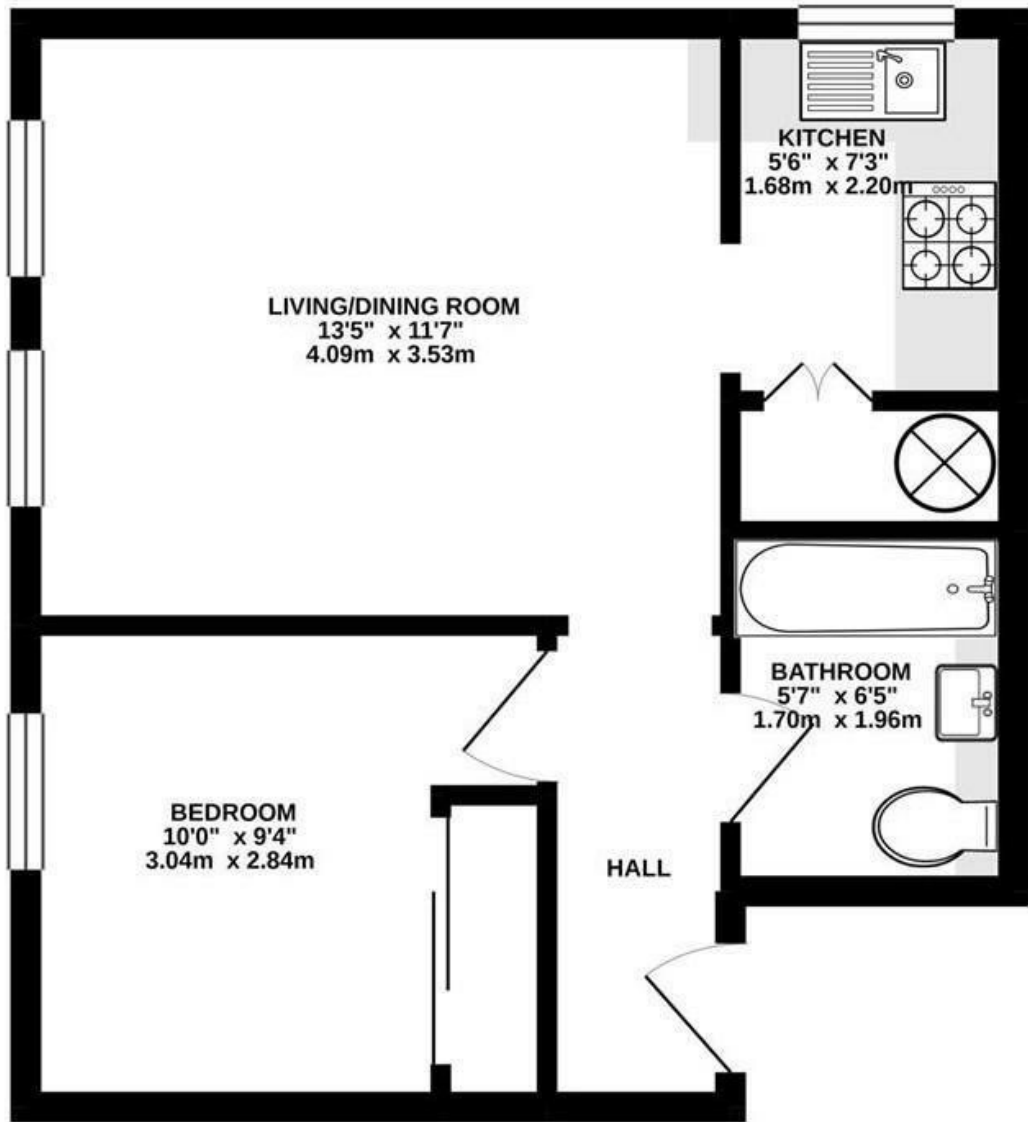
COUNCIL TAX

Reigate & Banstead BAND C £1,986.98 2023/24



Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		