

**WILLIAMS
HARLOW**

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Chipstead Station Parade Coulsdon, CR5 3TE

WILLIAMS HARLOW OF BANSTEAD are pleased to present an opportunity to acquire a two bedroom maisonette located in Chipstead. Chipstead mainline station is a stone's throw away offering a direct service into London and local shops are on your doorstep. The property benefits from NO CHAIN. SOLE AGENTS

£287,500 - Leasehold



PRIVATE FRONT DOOR

Giving access to the:

ENTRANCE HALL

Radiator. Meters, fuse board and thermostat for the temperature control. Stairs to the:

FIRST FLOOR

Emergency light at the top of the stairs. Giving access to the:

LANDING

Phone entry system.

KITCHEN

A work top with a range of wall cupboards and base units below. Electric hob with electric oven below. Stainless steel sink with mixer tap. Kitchen is fully tiled. Window to the rear. Spaces for white goods. Electric heating boiler.

LIVING ROOM

Window to the front. Radiator. Coving. Wall lights.

BEDROOM ONE

3 x fitted wardrobes. Large window to the rear. Coving. Radiator.

BEDROOM TWO

Window to the front. Radiator. Coving.

BATHROOM

Enclosed shower cubicle. Low level WC. Wash hand basin with mixer tap and storage below. Laminate flooring. Radiator. Window to the rear. Part tiled walls.

OUTSIDE

PARKING

One allocated space.

LEASE

To be sold with a new 150 year Lease.

MAINTENANCE CHARGES

To be confirmed.

GROUND RENT

To be confirmed.

COUNCIL TAX

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

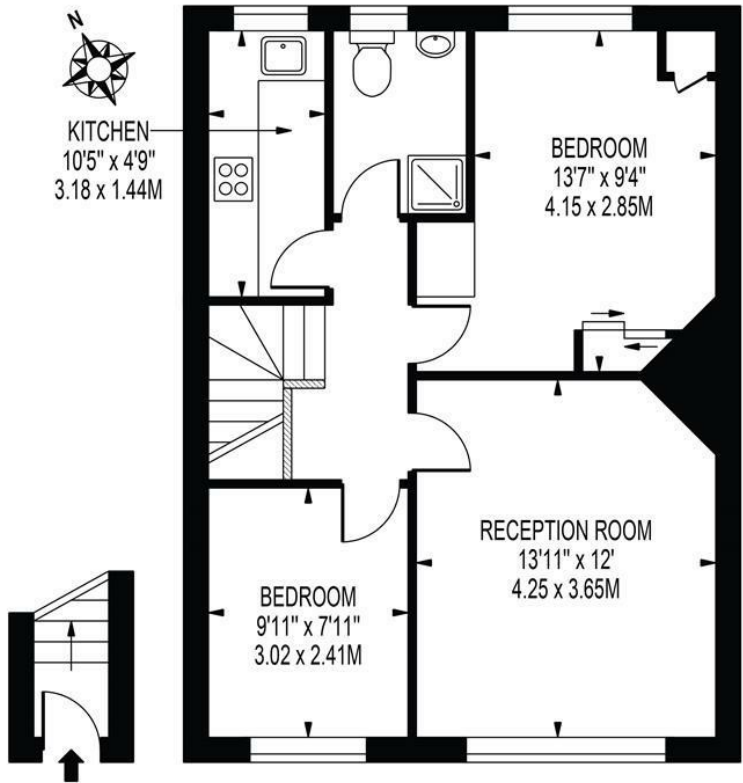


Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested 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.

WILLIAMS
HARLOW

CHIPSTEAD STATION PARADE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 565 SQ FT - 52.45 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	58
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		