

## Chipstead Road Banstead, Surrey SM7 2HN

WILLIAMS HARLOW ARE BRINGING THIS TOP FLOOR APARTMENT TO THE MARKET. An excellent opportunity to rent an apartment in this popular, modern block close to Banstead Village. This spacious, well-presented apartment has a good-size kitchen with fully integrated white goods, a large double bedroom, bright and airy reception room and a family bathroom with separate shower and bath. Further benefits include double glazing throughout, gas heating and an allocated car parking space. Available mid December on an unfurnished basis.

**£1,350 PCM Unfurnished**





## ENTRANCE HALL

2.49 x 1.63 (8'2" x 5'4")

Secure video phone entry

## LOUNGE

4.34 x 4.14 (14'3" x 13'7")

Large lounge with carpets, double glazing and radiator

## KITCHEN

3.07 x 2.64 (10'1" x 8'8")

Fully fitted kitchen with room for table and chairs and integrated appliances - washing machine, dish-washer, fridge-freezer and oven and gas hob.

## BEDROOM

3.33 x 2.90 (10'11" x 9'6")

Double bedroom with two large windows and mirror-fronted built-in double wardrobes

## BATHROOM

Modern bathroom with separate shower cubicle, bath, WC, hand-basin and heated towel-rail.

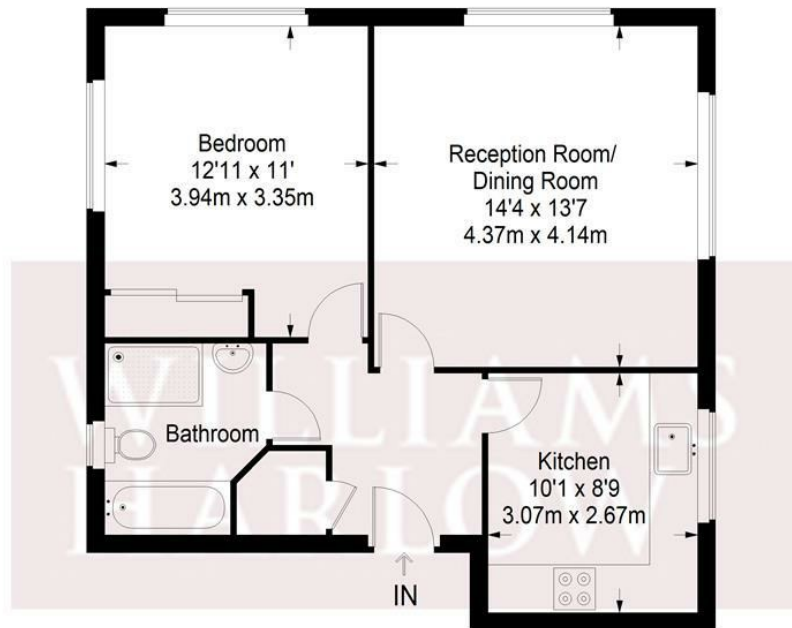
## COUNCIL TAX

Council Tax Band C (£2,176.70) 2025 / 26





## Manor Court

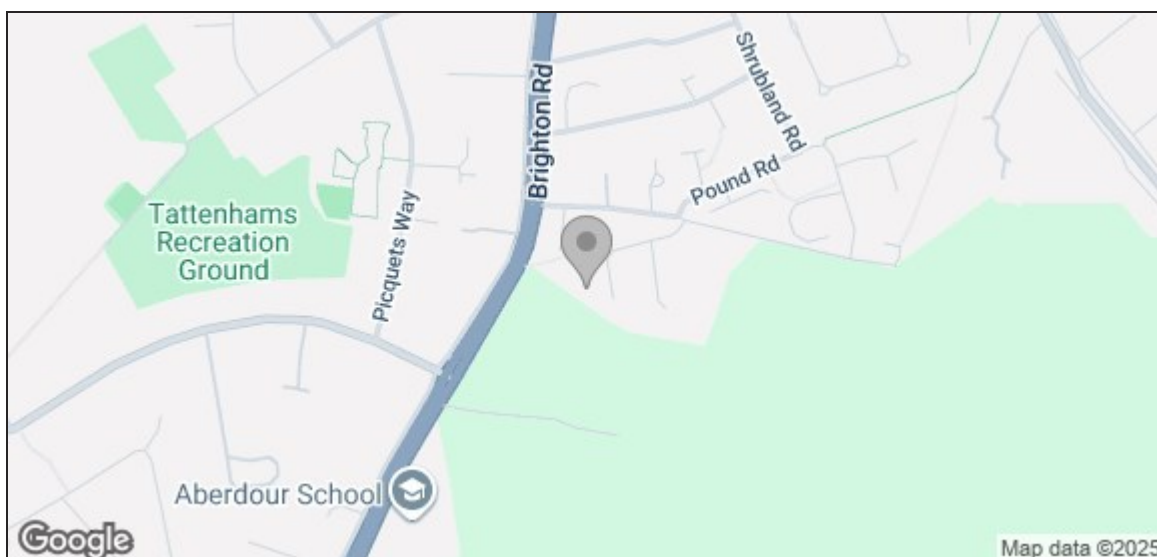


**Second Floor = 556 sq ft**

Approximate Gross Internal Area  
SECOND FLOOR = 556 sq ft / 51.65 sq m  
Total = 556 sq ft / 51.65 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	77
(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		