

1 Chipstead Road

Banstead, Surrey SM7 2HN

WILLIAMS HARLOW ARE PROUD TO PRESENT THIS TOP FLOOR ONE DOUBLE BEDROOM APARTMENT IN EXCELLENT CONDITION. Located within easy walking distance of Banstead Village with a range of High Street shopping facilities and bus routes to surrounding areas. The property consists of a large lounge, a fully fitted modern kitchen, a family bathroom, gas central heating and double glazing. Plus the benefit of one allocated off-street car parking space and new carpets throughout. Available for single occupiers in early April on an unfurnished basis.

£1,350 PCM Unfurnished



ENTRANCE

Communal front door with entry phone system to:-

COUNCIL TAX

Council Tax Band C (£2,079.42) 2024 / 25

COMMUNAL ENTRANCE LOBBY

Staircase leading to:-

SECOND FLOOR

LANDING

With meter cupboard, skylight window and private front door leading to:-

ENTRANCE HALL

2.49 x 1.57 (8'2" x 5'2")

New carpets, cupboard housing gas fired combination boiler, wall mounted central heating thermostat, time clock and switch gear, communal smoke alarm, coving, circuit breakers, doorway to:-

LOUNGE

4.34m x 4.14m maximum dimensions (14'3" x 13'7" maximum dimensions)

Dual aspect with bay windows to side and front, downlighter and radiator. Brand new carpets and painting

KITCHEN

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

Comprehensively fitted with a modern range of wood-fronted units with roll edged working surfaces incorporating a stainless steel single drainer sink with mixer tap, range of eye level cupboards, single gas oven with gas hob and chimney extractor, integrated fridge/freezer, washing machine and integrated dishwasher, window to front, part tiled walls, tiled floor, radiator, coving and downlighters. Recently redecorated.

BEDROOM

3.35 x 2.77 (11'0" x 9'1")

Double aspect with windows to side and rear, radiator and built in wardrobes. New carpets

BATHROOM

Comprising a panel-enclosed bath with mixer tap and shower attachment, WC with concealed cistern, fully enclosed shower cubicle with wall-mounted shower, wash hand basin, shaver point, obscure glazed window to rear, downlighters, ceiling-mounted extractor.

OUTSIDE

COMMUNAL GARDENS

Well maintained communal gardens surround the property.

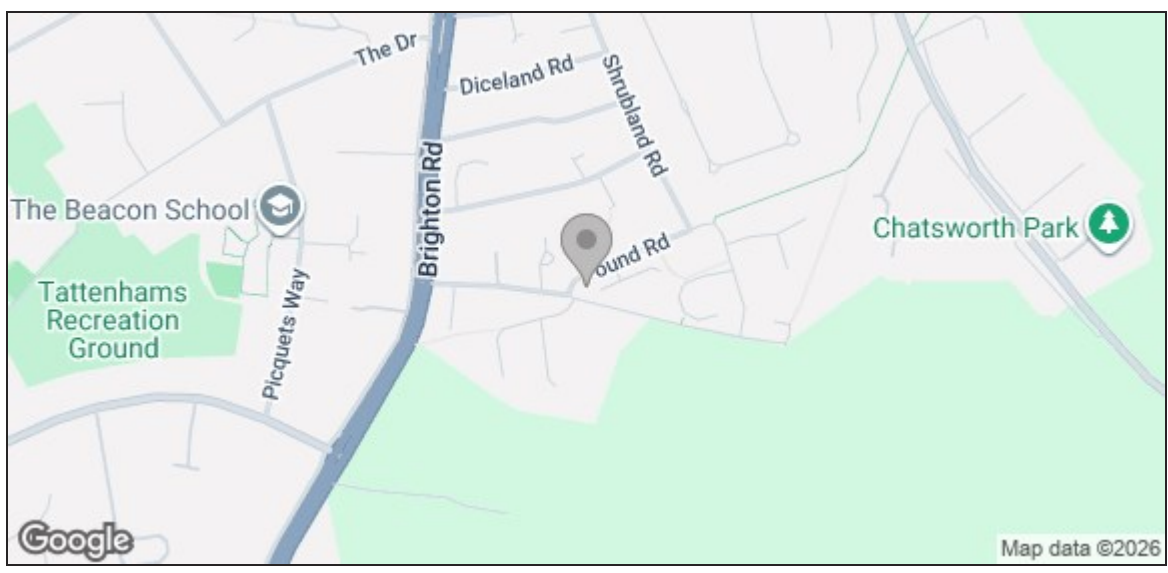
PARKING

One allocated off-street car parking space.





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	78	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	