

## Chipstead Road Banstead, Surrey SM7 2HN

WILLIAMS HARLOW ARE PLEASED TO PRESENT THIS FULLY REDECORATED MODERN ONE DOUBLE BEDROOM APARTMENT TO THE MARKET. A purpose built ground floor apartment occupying a quiet corner plot within easy walking distance of Banstead Village. Consisting of one double bedroom, a fully fitted kitchen, spacious reception room and modern bathroom. Further benefits include gas central heating, communal gardens and one allocated car parking space. Available immediately for a single occupier on an unfurnished basis.

£1,350 PCM Unfurnished



## COMMUNAL ENTRANCE LOBBY

### ENTRANCE HALL

2.51 x 2.36 (8'3" x 7'9")

A generous entrance hall to the flat with all rooms leading off this space

### LOUNGE

4.78 x 3.94 (15'8" x 12'11")

A spacious lounge with bay window area, carpeted and overlooking the communal garden area

### KITCHEN

3.07 x 2.51 (10'1" x 8'3")

A fully equipped kitchen with all appliances integrated and providing ample space for a family table and chairs

### BEDROOM

3.35 x 2.92 (11'0" x 9'7")

A large, double size bedroom with carpets and built-in double wardrobe with mirror-fronted doors

### BATHROOM

A generous sized bathroom with separate shower cubicle and bath as well as WC and hand-basin

### COMMUNAL GARDENS

Landscaped grass areas surrounding the property

### ALLOCATED PARKING SPACE

One car space in the residents only car park

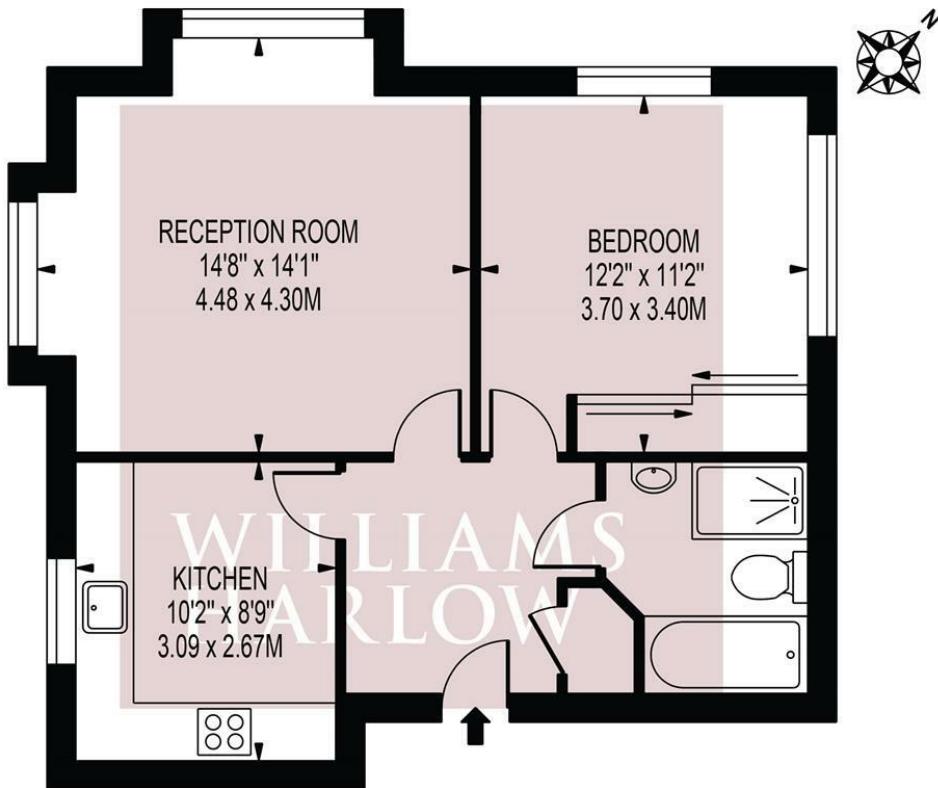
### COUNCIL TAX

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



## MANOR COURT

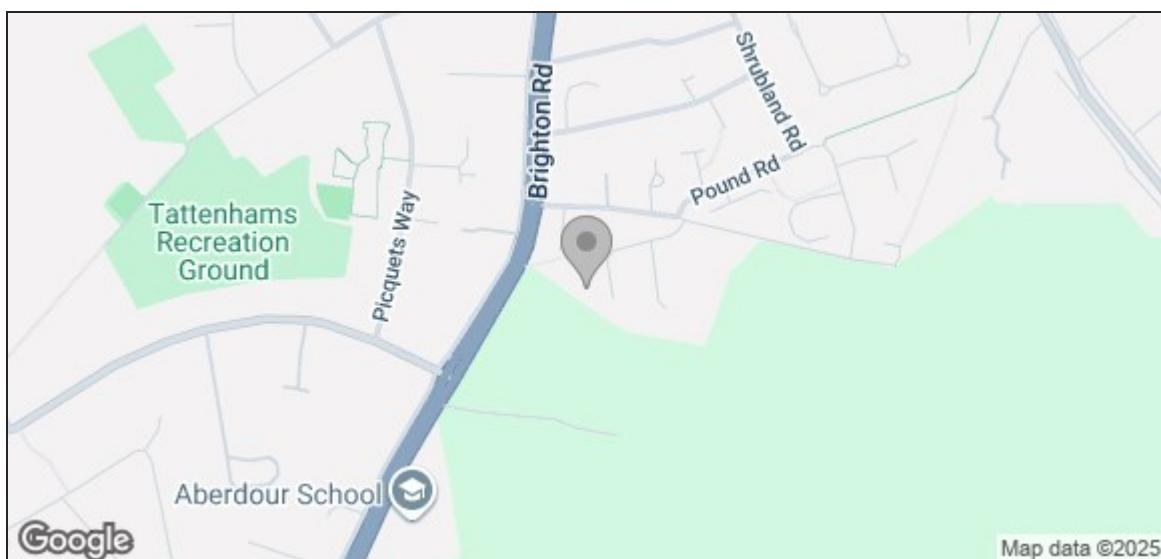
APPROXIMATE GROSS INTERNAL FLOOR AREA: 548 SQ FT - 50.91 SQ M



### GROUND FLOOR

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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		76	76
		EU Directive 2002/91/EC	