

Wingfield Court Banstead, Surrey SM7 2GD

WILLIAMS HARLOW ARE PRESENTING A RARE, WELL-DESIGNED THREE BEDROOM APARTMENT TO THE MARKET. Consisting of a large fully-fitted kitchen with all high-spec mod-cons, a spacious reception room, three bedrooms and two bathrooms (en-suite to the master bedroom). In good condition and with neutral decor it is located within a popular block in the heart of Banstead Village; the development benefits from private security gates, secure phone entry and being close to all amenities as well as 2 allocated car parking spaces. The apartment is available immediately on an unfurnished basis.

£1,850 PCM Unfurnished



COMMUNAL ENTRANCE LOBBY

With stairs and lift rising to:-

PRIVATE FRONT DOOR

Giving access to:-

LARGE ENTRANCE HALL

Radiator, storage cupboard, laminate flooring, downlighters, room for desk etc.

LOUNGE/DINING ROOM

6.12 x 4.57 (20'1" x 15'0")

Laminate flooring, angular bay window.

KITCHEN

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

Range of wall and base units with working surfaces over, 1 1/2 bowl sink/drainers with mixer tap, integrated washer/dryer, gas hob, oven/grille, integrated fridge/freezer, downlighters, part tiled walls.

BEDROOM ONE

3.66 x 3.40 (12'0" x 11'2")

Radiator, wardrobe cupboard.

EN-SUITE SHOWER ROOM

Fully enclosed shower cubicle, pedestal wash hand basin, w.c., fully tiled, heated towel rail.

BEDROOM TWO

3.66 x 2.62 (12'0" x 8'7")

Built-in wardrobe cupboard.

BEDROOM THREE

2.31 x 1.91 (7'7" x 6'3")

Radiator.

BATHROOM

Panelled bath with mixer tap and shower attachment, pedestal washhand basin, low flush w.c., ceramic tiled floor, part tiled walls, downlighters.

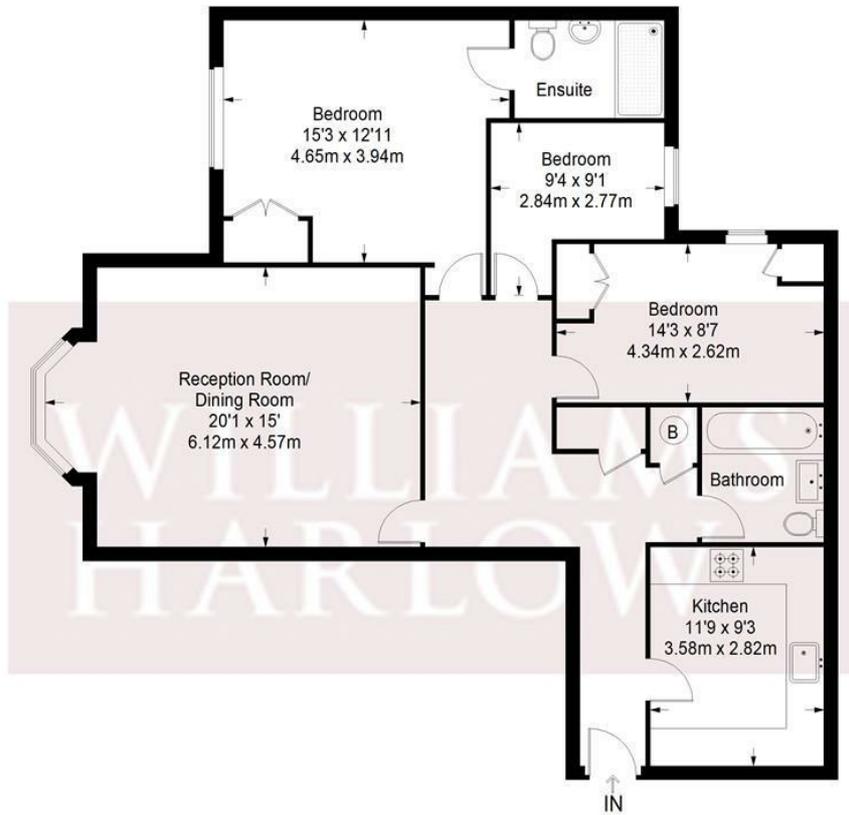
TWO PARKING SPACES

COUNCIL TAX

Council Tax Band E (£2,859.20) 2024 / 25



Wingfield Court, Banstead

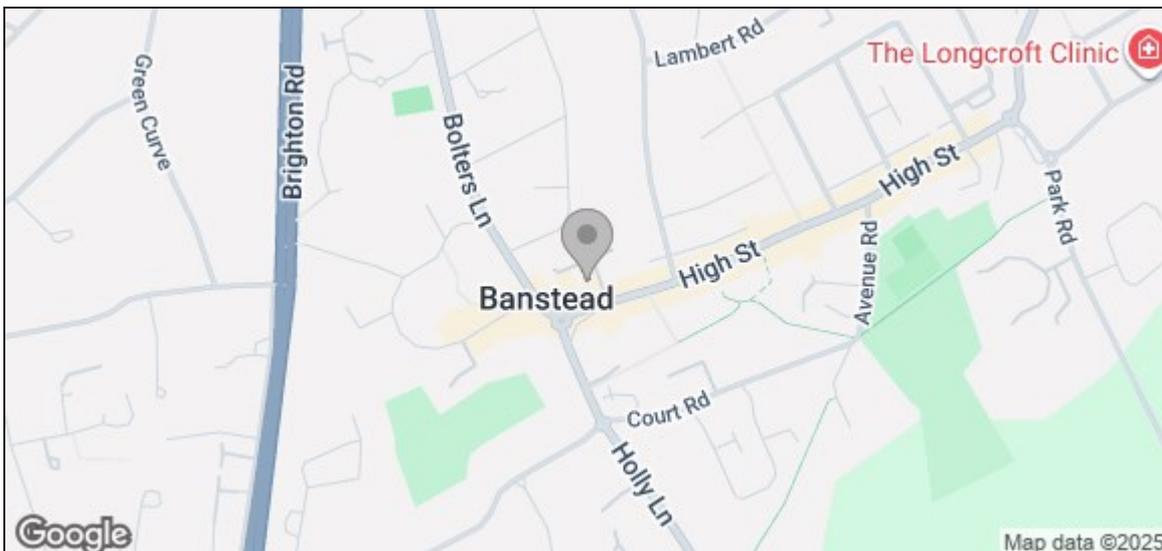


First Floor = 1074 sq ft

Approximate Gross Internal Area
FIRST FLOOR = 1074 sq ft / 99.77 sq m
 Total = 1074 sq ft / 99.77 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) A			
(81-91) B			
(69-80) C		75	75
(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	