

Wingfield Court Banstead, SM7 2GD

WILLIAMS HARLOW ARE EXCITED TO PRESENT A TWO DOUBLE BEDROOM APARTMENT IN THIS EVER-POPULAR DEVELOPMENT. Situated on the first floor in a gated development that is located off Banstead High Street, the flat has recently been redecorated and re-floored throughout. Consisting of two double bedrooms, two bathrooms (1 ensuite), a fully fitted kitchen and a large, spacious reception room with double glazing and gas central heating. Further benefits include a lift in the block and one allocated car parking space. Available mid-December on an unfurnished basis.

£1,650 PCM Unfurnished



BUILDING

A purpose built block of 8 units within a gated development located off Banstead High Street

ENTRANCE

Secure phone entry with access to the flat on the first floor

HALLWAY

Through the doorway into the newly laid hallway floor which provides access to all rooms:

KITCHEN

Fully equipped kitchen with integrated appliances

LOUNGE

Good size lounge with double glazed windows overlooking the courtyard and internal wooden shutters

BEDROOM ONE

Large double bedroom with built-in double wardrobe and access into:

EN-SUITE

en-suite shower room with WC and basing and heated towel rail

BEDROOM TWO

Smaller double bedroom with double glazed windows overlooking the courtyard and internal wooden shutters. Built-in cupboard in corner.

FAMILY BATHROOM

Bath with shower-head attachment, WC, basin and heated towel-rail

OUTSIDE

Allocated car-parking space

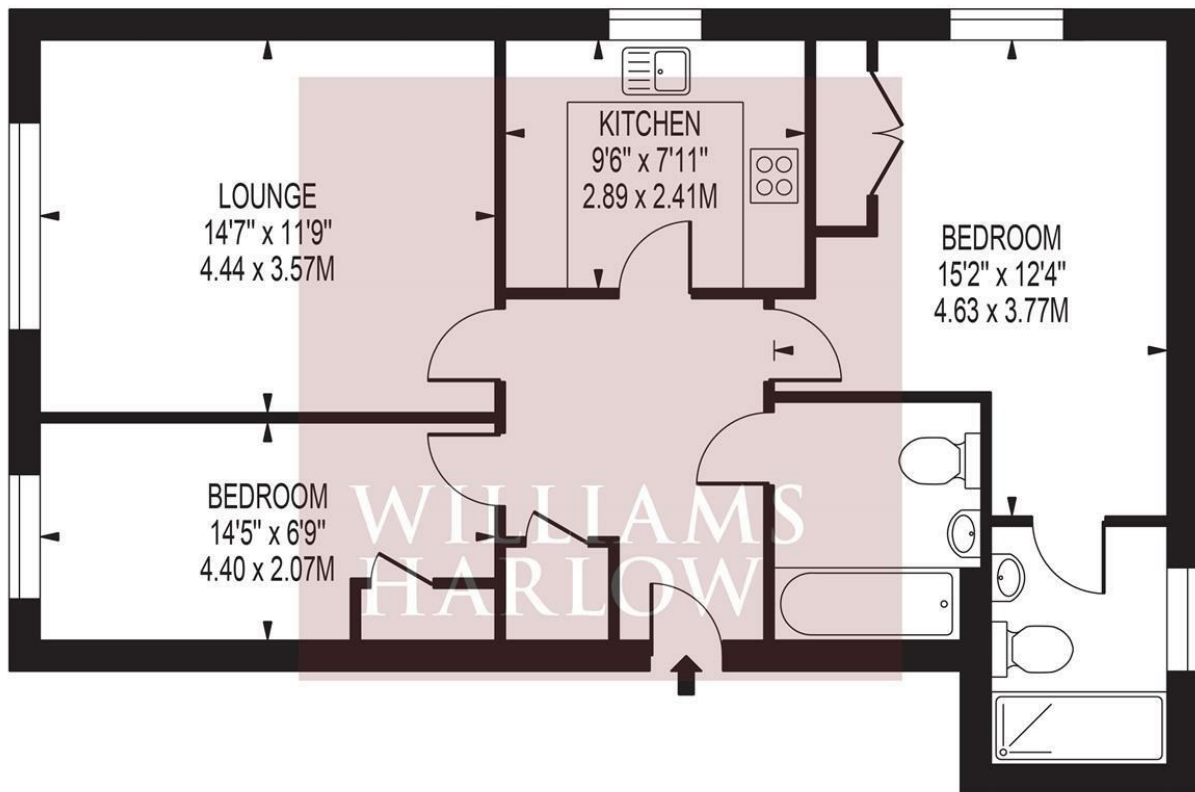
COUNCIL TAX

Council Tax Band D (£2,339.35) 2024 / 25



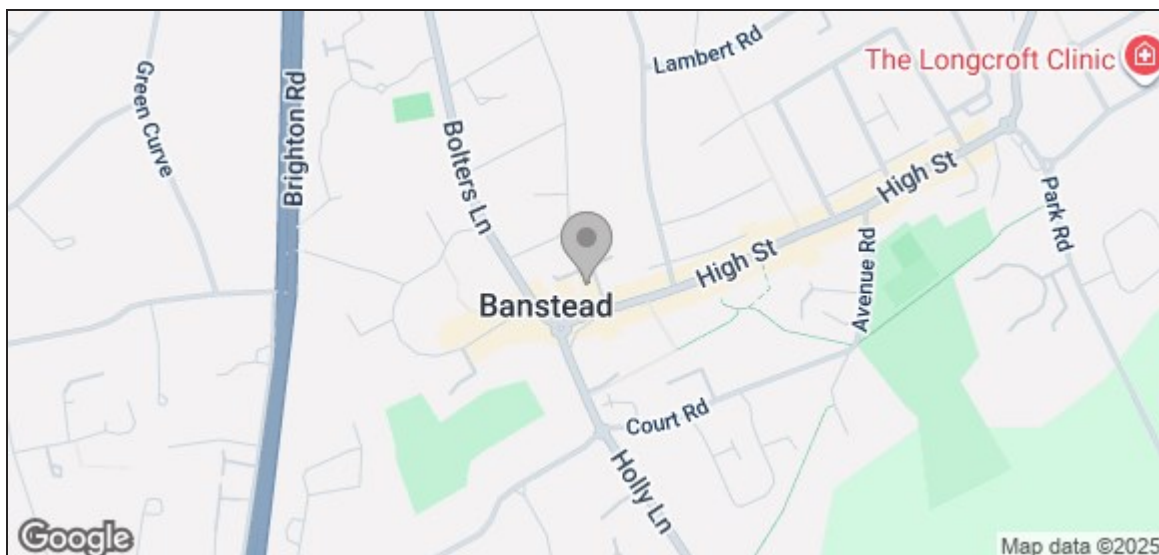
WINGFIELD COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 702 SQ FT - 65.26 SQ M



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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		
(21-36) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	77	81
EU Directive 2002/91/EC		