

Courtlands Crescent Banstead, Surrey SM7 2PJ

WILLIAMS HARLOW OF BANSTEAD ARE PLEASED TO PRESENT THIS TWO DOUBLE BEDROOM APARTMENT TO THE MARKET. Offered in immaculate condition the apartment is situated on the first floor of a popular block located in a convenient position within a short walk of Banstead Village High Street. The property consists of two double bedrooms, a family bathroom, a modern kitchen and large reception room with media wall and juliet balcony. Further benefits include gas central heating and double glazing. Available mid-May on an unfurnished basis.

£1,650 PCM -



COMMUNAL ENTRANCE/LOBBY

Stairs rising to the:

FIRST FLOOR

Giving access to the:

PRIVATE FRONT DOOR

Leading through to the:

ENTRANCE HALL

Storage cupboard. Radiator. Wood effect flooring.

LOUNGE/DINING ROOM

Double opening French doors with windows either side to a Juliet balcony. Wood effect flooring. Radiator. Doorway providing access through to the:

KITCHEN

Well fitted with a range of wall and base units. Wood trim work surfaces with an inset stainless steel sink drainer with mixer tap. Fitted oven and grill. Surface mounted four ring halogen hob with extractor above. One of the eye level cupboards houses the gas central heating boiler. Integral appliances of dishwasher, washer/dryer, fridge and freezer. Part tiled walls. Wood effect flooring. Window to the front.

BEDROOM ONE

Window to the rear. Radiator. 2 x ranges of built in wardrobes.

BEDROOM TWO

Window to the front. Radiator.

BATHROOM

Panel bath with mixer tap and independent shower above the bath with wall mounted controls and glass shower screen. Wash hand basin with mixer tap and storage drawers below. Heated towel rail. Fully tiled walls and tiled floor. Obscured glazed window to the front.

SEPARATE WC

Full height tiled walls. Tiled floor. Low level WC with concealed cistern. Wash hand basin with mixer tap and cupboard below. Larged mirror. Obscured glazed window to the front.

OUTSIDE

COMMUNAL GARDENS

The apartment is centrally located in well maintained communal gardens principally comprises of large areas of well manicured lawn, flower/shrub borders and some mature trees.

GARAGE

There is a single garage located in a nearby block.

COUNCIL TAX

Council Tax Band D (£2,555.86) 2026 / 27



Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

**WILLIAMS
HARLOW**

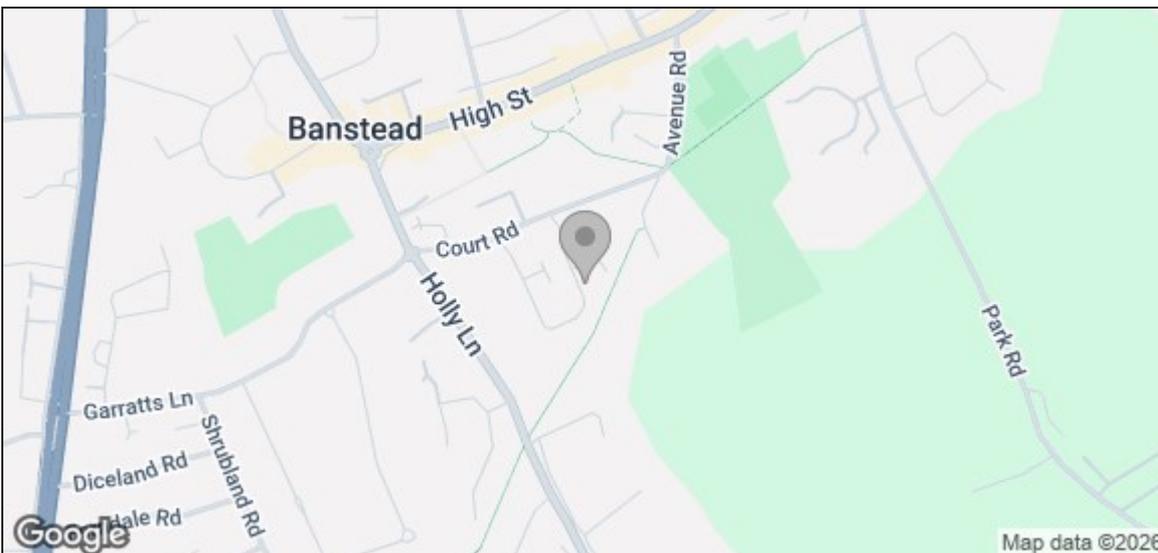


First Floor Flat

Courtlands Crescent, Banstead

Total Area: 69.5 m² ... 748 ft² (excluding garage)

FOR ILLUSTRATIVE PURPOSES ONLY.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	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	