

**WILLIAMS
HARLOW**

Banstead Office
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Lower Sawley Wood Banstead, Surrey SM7 2DA

£1,300 PCM Unfurnished



WILLIAMS HARLOW IN BANSTEAD ARE PLEASED TO OFFER THIS ONE DOUBLE BEDROOM APARTMENT. Situated in a well maintained private and small development in Banstead located within walking distance of the village High Street. Consisting of 1 double bedroom with built in wardrobe, a bright and spacious lounge leading to a newly fitted kitchen with new appliances and a bathroom with double shower. The property has gas central heating and allocated parking. Available end of March on an unfurnished basis.



COMMUNAL ENTRANCE

Giving access to the:

COMMUNAL LOBBY

Stairs leading to the:

FIRST FLOOR ACCOMMODATION

PRIVATE FRONT DOOR

Giving access through to:

ENTRANCE HALL

Storage. Laminate flooring.

BEDROOM

Good sized double bedroom with fitted wardrobes. Double glazed window. Radiator.

LOUNGE

2 x double glazed windows with blinds. Radiator. Carpet.

BATHROOM

Double shower. Low level WC. Wash hand basin with storage under. Window with blind. Heated towel rail.

RE-FITTED KITCHEN

A range of white gloss units with grey marble work top. New hob. New boiler. Window with blind. Sink drainer. Washing machine. Tumble dryer. Fridge freezer. Lino flooring. New oven

OUTSIDE

Well maintained communal grounds.

PARKING

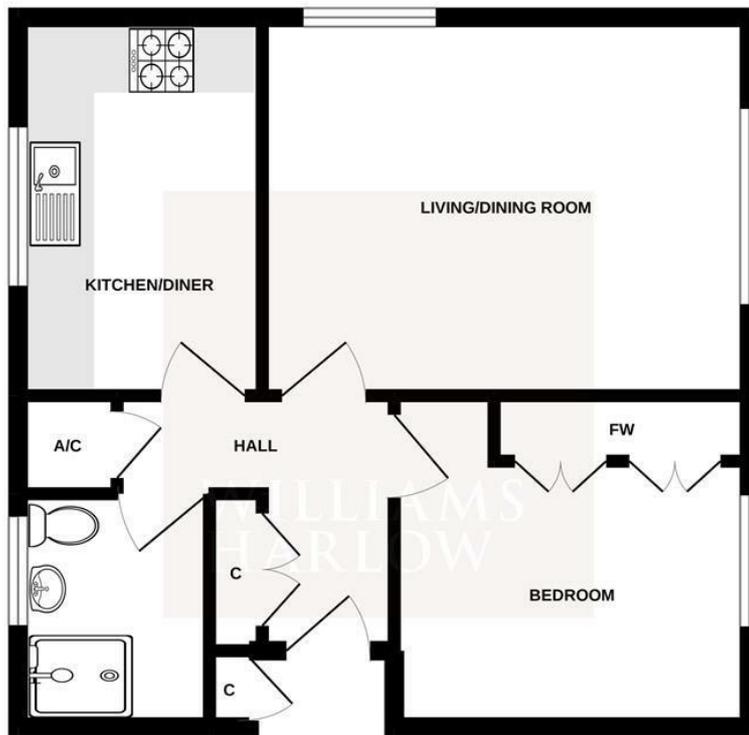
One allocated parking space.

COUNCIL TAX

Council Tax Band C



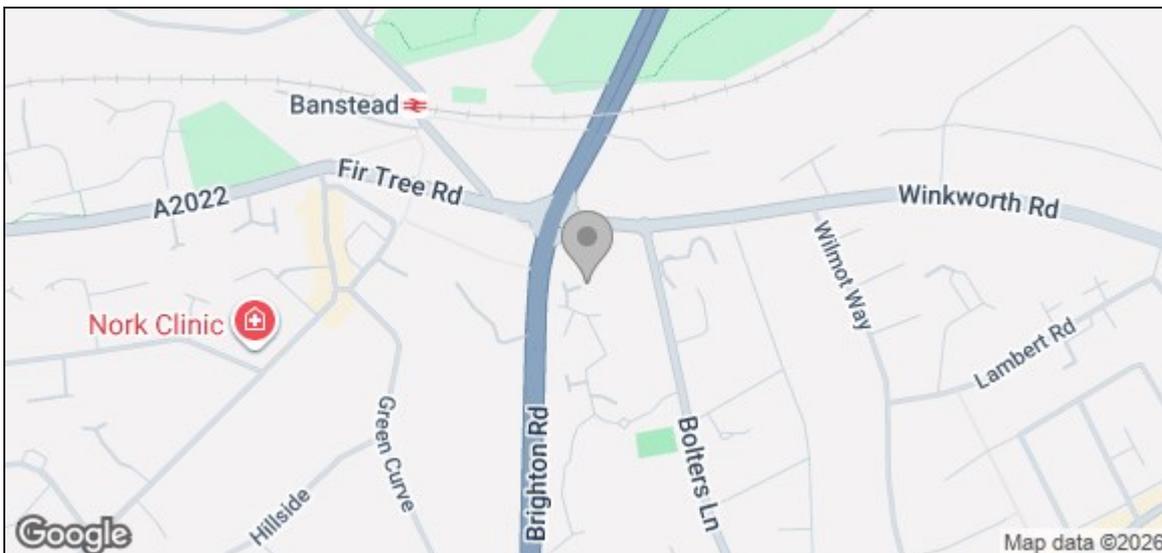
FIRST FLOOR



TOTAL APPROXIMATE FLOOR AREA 456 SQ.FT. (42.4 SQ.M.)

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Whilst care is taken in the production of this floorplan, its intended use is solely for layout guidance only to assist you when making a decision to physically view the property in person. Windows, door opening, appliances, fixtures & fittings are only approximate & not guaranteed. When making a legal commitment to purchase you should personally check all dimensions, shapes & room layouts before making a final decision that you may later be reliant upon.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	72	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	