WILLIAMS HARLOW

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High Street
Banstead, Surrey SM7 2NE

WILLIAM HARLOW BANSTEAD are pleased to present a centrally positioned large THREE BEDROOM apartment offering 837 square feet of living space with a private balcony to the rear. There is a fitted kitchen and bathroom, gas central heating and double glazed windows. The property is in an ideal position for local amenities and transport connections. SOLE AGENTS. NO ONWARD CHAIN.

Asking Price £300,000 - Leasehold

3 1 1

COMMUNAL ENTRANCE DOOR
Entry phone system. Giving access to the:

COMMUNAL ENTRANCE
Stairs giving access to the:

SECOND FLOOR LANDING (TOP)
Giving access to the:

PRIVATE FRONT DOOR
Leading through to the:

ENTRANCE HALL
Entry phone system. Cloak cupboard providing useful storage. Storage cupboard housing the gas central heating system and the meters.

LOUNGE
Double glazed windows to the front. Picture rail. Radiator.

KITCHEN
Roll edge work surface incorporating a stainless steel and drainer. Spaces for tumble dryer, washing machine and a free standing cooker. Larder cupboard. Tiled splashback. Radiator. Double glazed window and double glazed door leading to a private balcony.

BEDROOM ONE
Double glazed window to the front. Radiator. Storage cupboard.

BEDROOM TWO
Double glazed window to the rear. Radiator.

BEDROOM THREE
Double glazed window to the rear. Radiator.

BATHROOM
Bath. Power shower. Low level WC. Pedestal wash hand basin with tiled splashback. Radiator. Obscured double glazed window to the rear. Storage cupboard.

LEASE
102 years remaining

MAINTENANCE CHARGES
£1225.00 paid half yearly

GROUND RENT
£125.00 Per Annum

COUNCIL TAX
Reigate & Banstead BAND C £2,079.42 2024/25

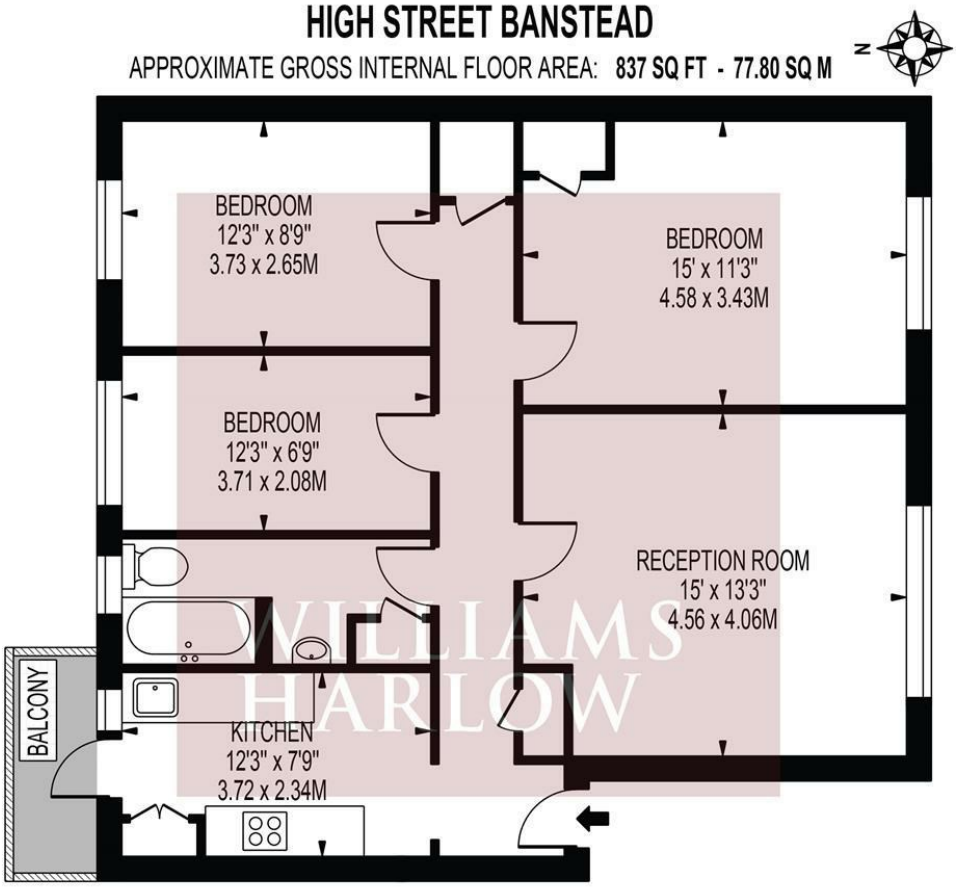
AIR FRYER
Water Dispenser

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.

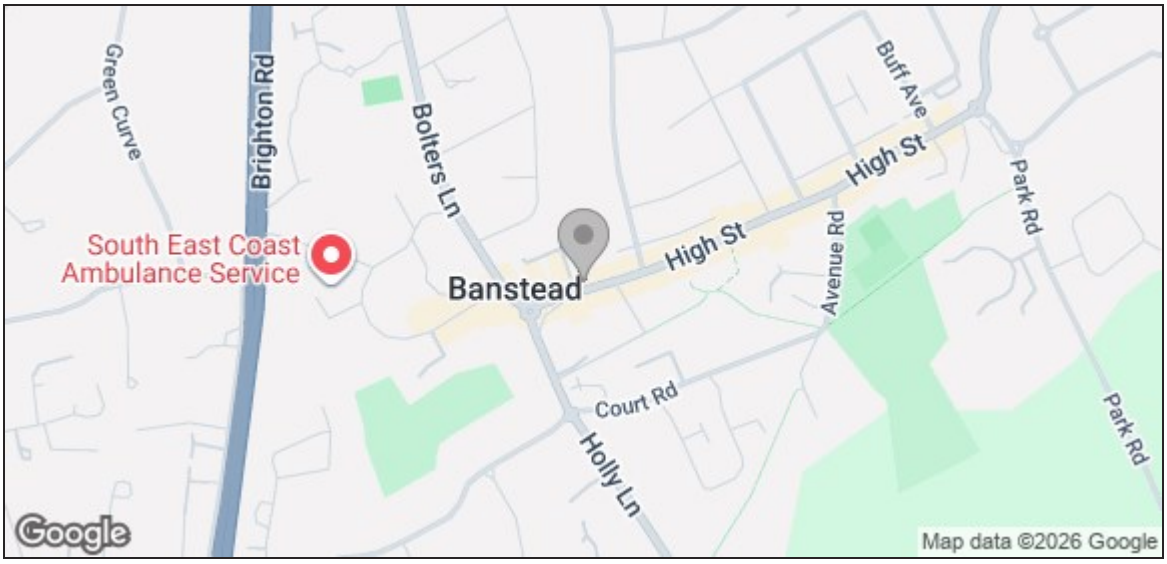
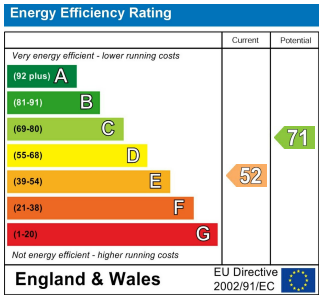
WILLIAMS HARLOW

HIGH STREET BANSTEAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: **837 SQ FT - 77.80 SQ M**



SECOND 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.