

Wingfield Court

Banstead, Surrey SM7 2GD

WILLIAMS HARLOW ARE EXCITED TO BRING A MODERN TWO BEDROOM, TWO BATHROOM APARTMENT TO THE MARKET. Finished to a high standard, the apartment is in a central but quiet Banstead Village location with an allocated car parking space. Comprising two double bedrooms and two bathrooms (1 en-suite) and an open-plan kitchen-dining living area. The kitchen has integrated appliances with a breakfast bar and there is secure video entry and a lift to the first floor. The property is available on an unfurnished basis.

£1,400 PCM Unfurnished



ENTRANCE

Security Gates to the whole development
Secure video entry to the block

HALLWAY

Newly carpeted throughout with all rooms leading off this area.....

KITCHEN-DINER

Open plan living area with all the appliances integrated within the modern kitchen with a breakfast bar and neutral decor and carpets. Large double glazed windows.

BEDROOM 1

Large double room with built-in wardrobes, double glazed windows, thermostatic radiator and en-suite.....

EN-SUITE

Large shower cubicle with rain shower-head, WC, hand-basin and heated towel-rail

BEDROOM 2

Double size with new carpets, double glazed windows and thermostatic radiator

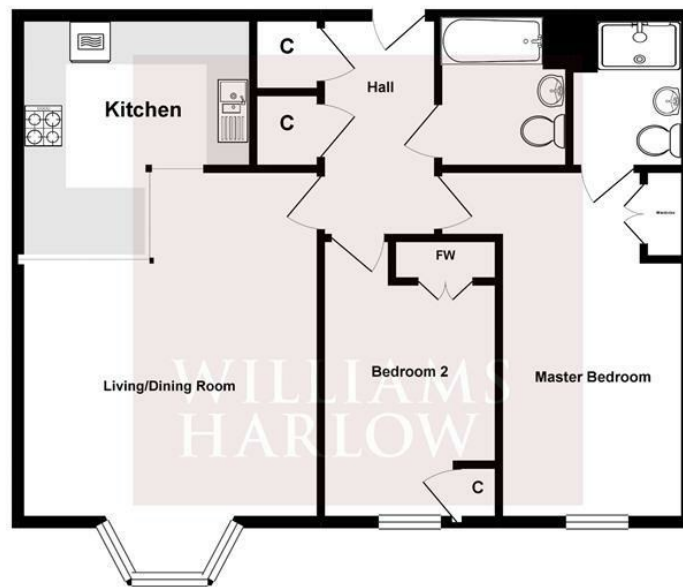
FAMILY BATHROOM

Bath with shower head, full-wall mirror, WC and hand-basin

COUNCIL TAX

Council Tax Band D (£2,072.11) 2021 / 22

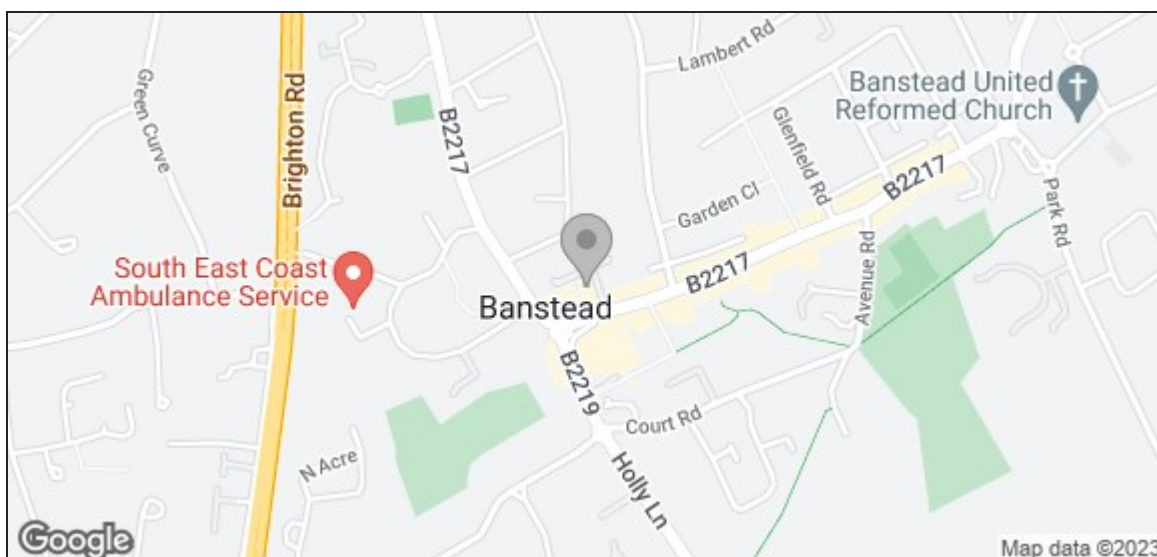




First Floor 72.38 sq. m.
(779.08 sq. ft.)

TOTAL FLOOR AREA : 72.38 sq. m. (779.08 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



| 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 | 81 | 86 |
| EU Directive 2002/91/EC | | |