

## 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 on an unfurnished basis.

£1,650 PCM Unfurnished



## COMMUNAL ENTRANCE/LOBBY

Stairs rising to the:

## COUNCIL TAX

Council Tax Band D

## 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

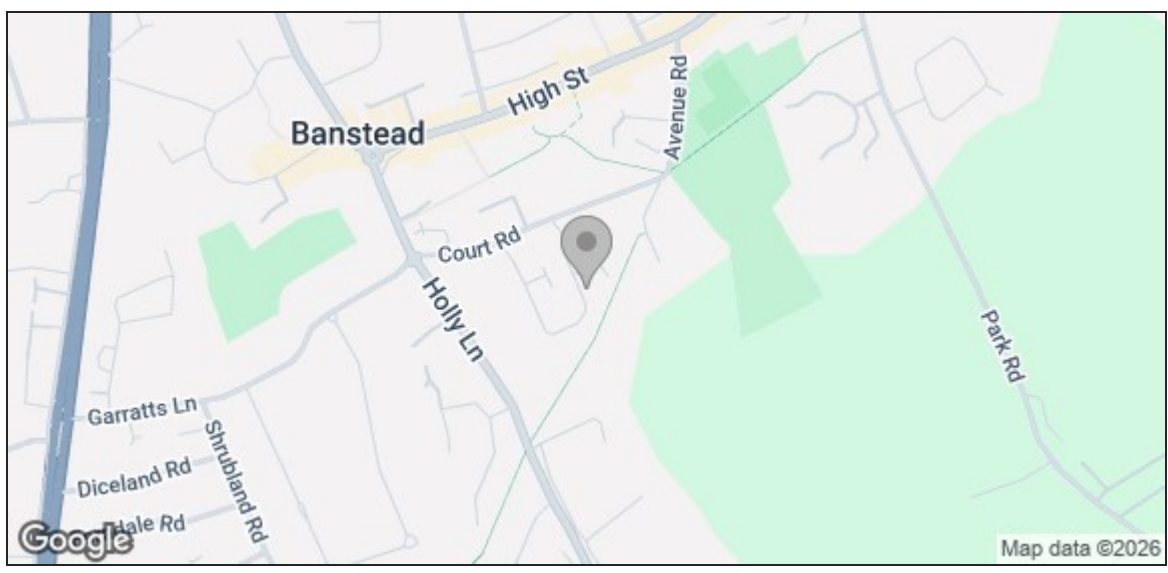
The apartment is centrally located in well maintained communal gardens principally comprises of large areas of well manicured lawn, flower/shrub borders and some mature trees.





**First Floor Flat**

Courtlands Crescent, Banstead  
 Total Area: 69.5 m<sup>2</sup> ... 748 ft<sup>2</sup> (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	