

Basing Road Banstead, SM7 2AQ



£1,600 PCM Part furnished

WILLIAMS HARLOW ARE EXCITED TO PRESENT A TWO DOUBLE BEDROOM APARTMENT TO THE MARKET. Presented in excellent condition in a purpose-built block situated close to Banstead Village High Street with plenty of green open spaces nearby. Comprising two double bedrooms with built-in wardrobes, a family bathroom and a large lounge with direct access to a private balcony. Two allocated car parking spaces, lift in the block and gas central heating are further benefits. Available immediately on a part-furnished basis.



BUILDING

Purpose built-block surrounded by greenery and close to the High Street

ENTRANCE

Secure phone entry leading to stairway and lift to all floors

FRONT DOOR

Double lock

HALLWAY

Providing access to all rooms:

LOUNGE

Good size with carpets and full-length windows accessing:

BALCONY

Private balcony access direct from lounge

BEDROOM ONE

Double size room with carpets and built-in wardrobes

BEDROOM TWO

Double size room with carpets and built-in wardrob

KITCHEN

BATHROOM

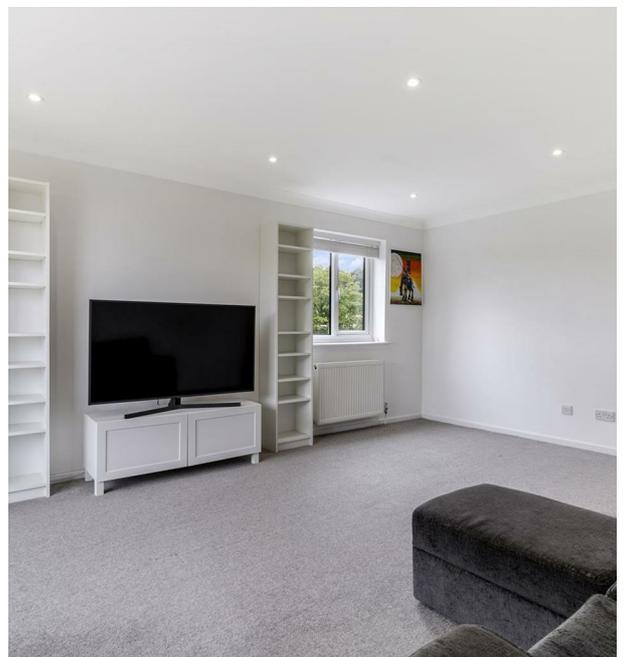
Shower over bath, basin, WC and heated towel rail

OUTSIDE/CAR PARK

One allocated car parking space

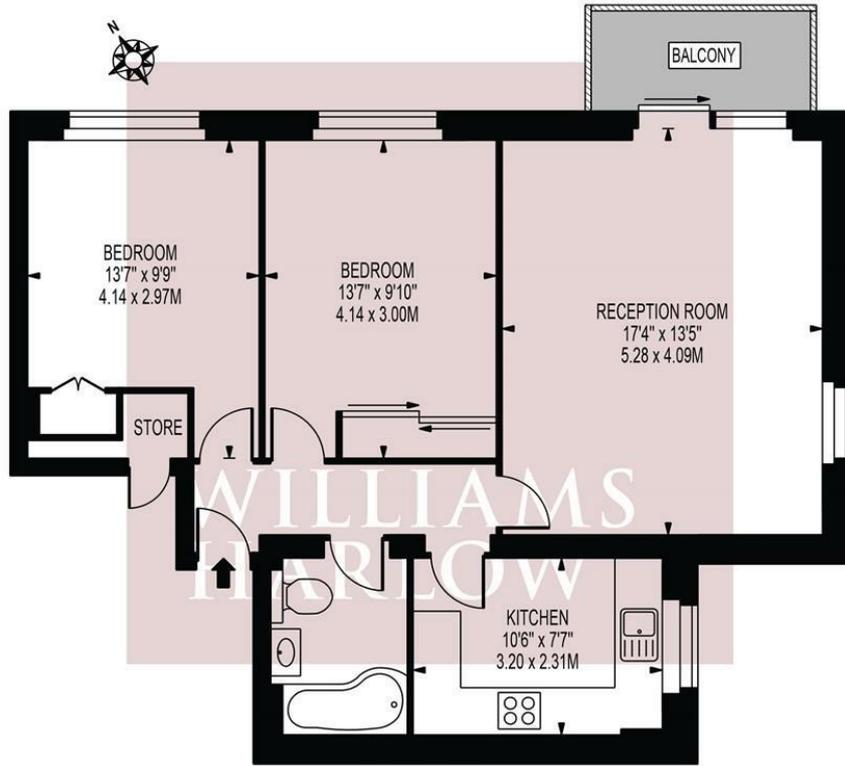
COUNCIL TAX

Council Tax Band D (£2,339.35) 2024 / 25



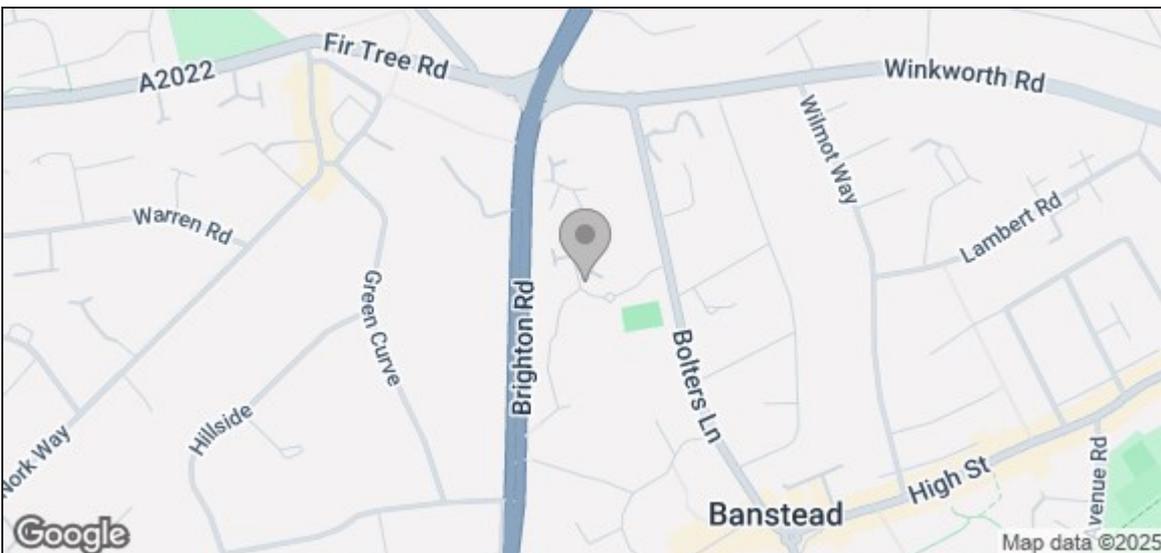
**MACMILLAN HOUSE,
BASING ROAD**

APPROXIMATE GROSS INTERNAL FLOOR AREA: 671 SQ FT - 62.34 SQ M
(EXCLUDING STORE)
APPROXIMATE GROSS INTERNAL FLOOR AREA OF STORE: 11 SQ FT - 1.02 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	79	81
(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	