

**WILLIAMS
HARLOW**

Banstead Office
Call: 01737 370022

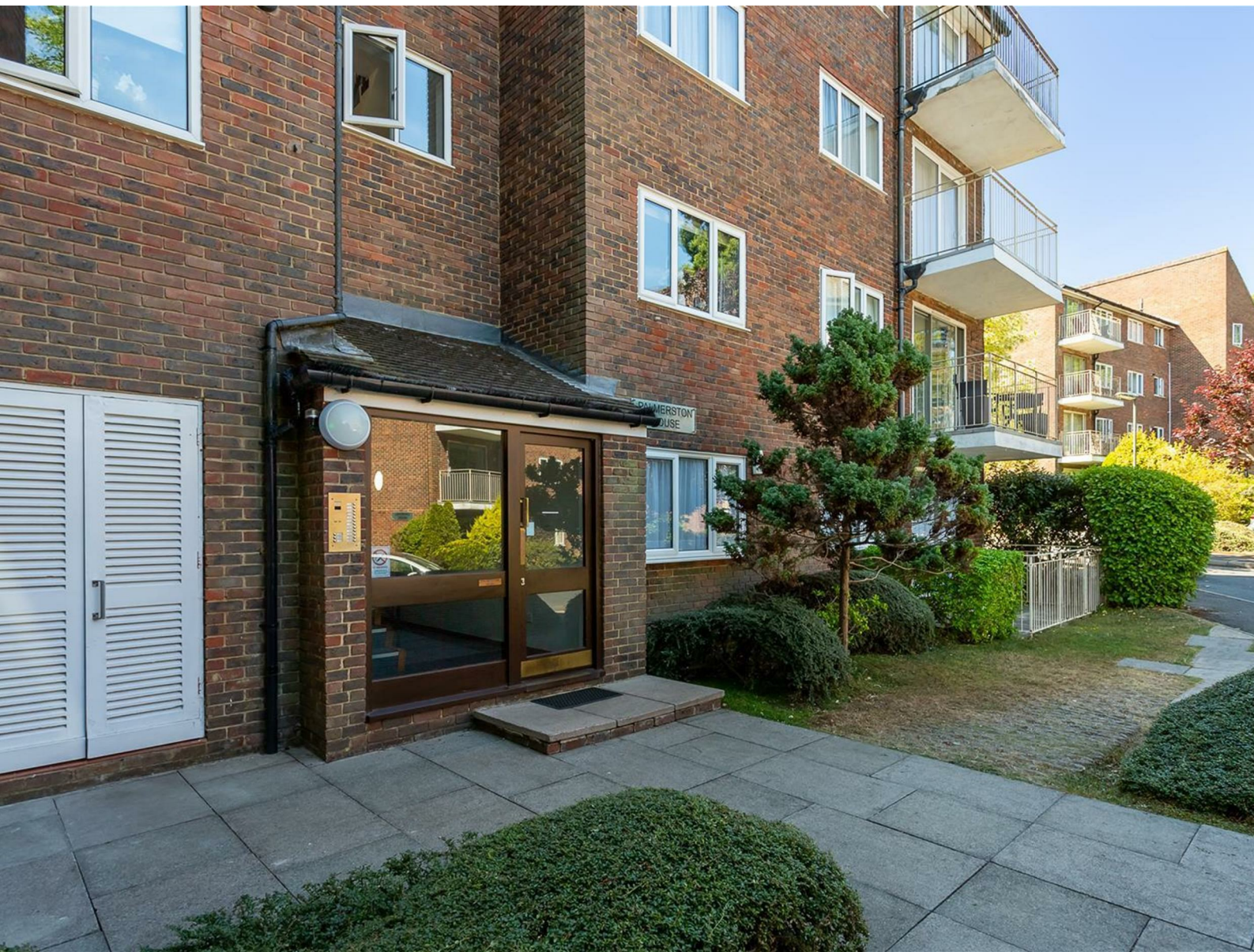
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Basing Road Banstead, Surrey SM7 2AH

WILLIAMS HARLOW OF BANSTEAD ARE PLEASED TO OFFER AN OPPORTUNITY to acquire a purpose built TWO DOUBLE BEDROOM, FIRST FLOOR APARTMENT benefitting from a private balcony. Two allocated parking spaces, gas central heating and a RE-FITTED KITCHEN. All is located a short walk from Banstead Village High Street and Train Station. A VIEWING IS HIGHLY RECOMMENDED. SOLE AGENTS

Asking Price £325,000 - Leasehold



COMMUNAL ENTRANCE

Entry phone system. Stairs leading to the:

FIRST FLOOR LANDING

Giving access to the:

PRIVATE FRONT DOOR

Leading through to the:

ENTRANCE HALL

Entry phone system. Radiator. Storage cupboard housing fuse board. Additional storage cupboard.

LOUNGE

Coving. Double glazed window to the side. Double glazed patio doors leading to the private balcony. 2 x radiators. Wall lights.

RE-FITTED KITCHEN

Work surface incorporating 1 1/2 bowl sink with drainer. Inset four ring gas hob with extractor above. A comprehensive range of eye level high gloss cupboards with underlighting, one housing the combi gas boiler for the central heating system and cupboards/drawers below the work surface. Integrated Bosch dishwasher. Spaces for fridge freezer and washing machine. Tiled splash back. Double glazed window to the side. Downlighters. Wood effect flooring.

BEDROOM ONE

Double glazed window to the side. Radiator. Fitted wardrobe.

BEDROOM TWO

Double glazed window to the side. Radiator. Fitted wardrobe.

BATHROOM

White panel bath with overhead power shower. Low level WC. Pedestal wash hand basin. Heated towel rail. Extractor fan. Large fitted mirror. Part tiled walls.

OUTSIDE

PARKING

There are two allocated parking spaces.

LEASE

166 years remaining

SERVICE CHARGE

Approximately £392.80 - paid March, June, September and December.

GROUND RENT

£120 paid in June and December.

COUNCIL TAX

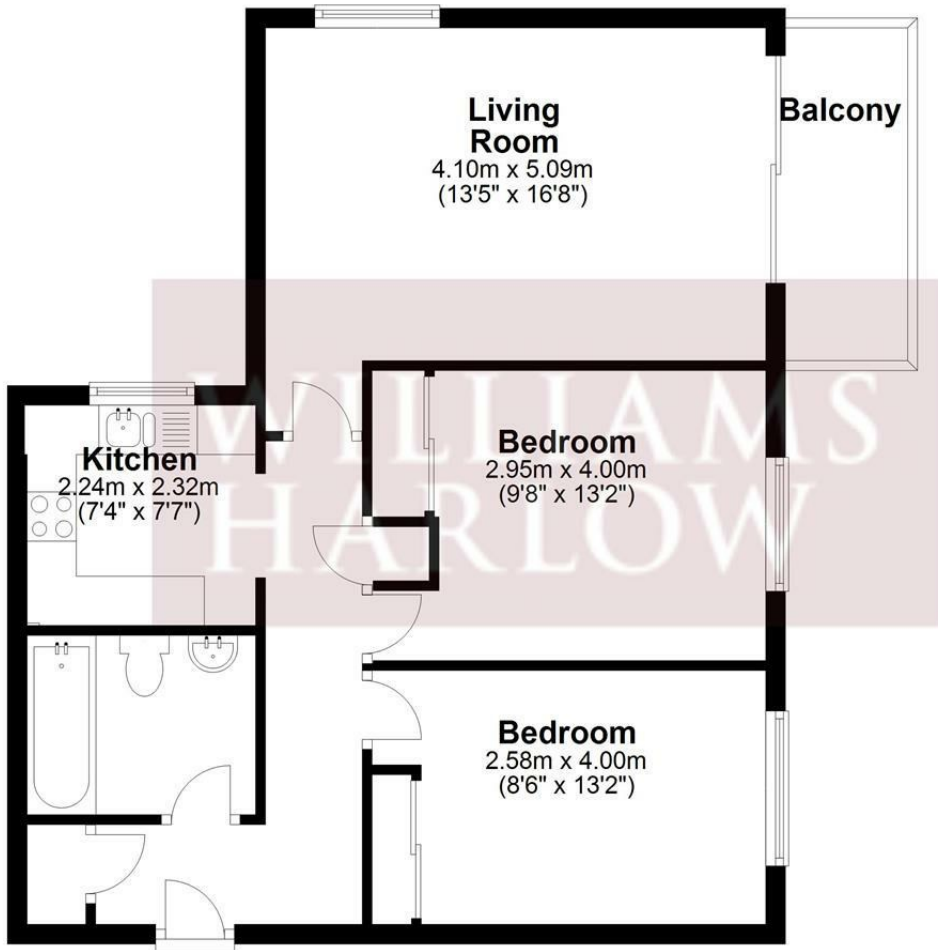
Reigate & Banstead BAND C £1,986.98 2023/24



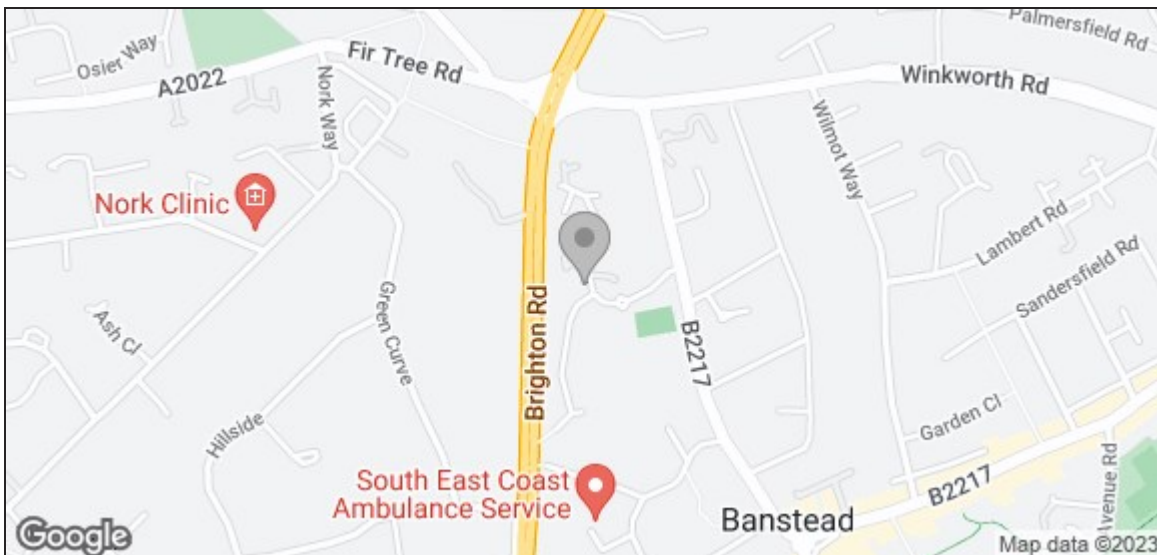
Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested 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.

First Floor

Approx. 59.1 sq. metres (636.0 sq. feet)



Total area: approx. 59.1 sq. metres (636.0 sq. feet)



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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	78	78
England & Wales		
EU Directive 2002/91/EC		