

**WILLIAMS
HARLOW**

Banstead Office
Call: 01737 370022

31 High Street, Banstead, Surrey, SM7 2NH

lettings@williamsharlow.co.uk
www.williamsharlow.co.uk

Chipstead Road Banstead, Surrey SM7 2HN

WILLIAMS HARLOW ARE PLEASED TO PRESENT THIS MODERN ONE DOUBLE BEDROOM APARTMENT TO THE MARKET. A purpose built ground floor apartment in good condition occupying a quiet corner plot within easy walking distance of Banstead Village. Consisting of one double bedroom, a fully fitted kitchen, spacious reception room and modern bathroom. Further benefits include gas central heating, communal gardens and one allocated car parking space. Available end of June for a single occupier on an unfurnished basis.

£1,350 PCM Unfurnished



COMMUNAL ENTRANCE LOBBY

ENTRANCE HALL

2.51 x 2.36 (8'3" x 7'9")

A generous entrance hall to the flat with all rooms leading off this space

LOUNGE

4.78 x 3.94 (15'8" x 12'11")

A spacious lounge with bay window area, carpeted and overlooking the communal garden area

KITCHEN

3.07 x 2.51 (10'1" x 8'3")

A fully equipped kitchen with all appliances integrated and providing ample space for a family table and chairs

BEDROOM

3.35 x 2.92 (11'0" x 9'7")

A large, double size bedroom with carpets and built-in double wardrobe with mirror-fronted doors

BATHROOM

A generous sized bathroom with separate shower cubicle and bath as well as WC and hand-basin

COMMUNAL GARDENS

Landscaped grass areas surrounding the property

ALLOCATED PARKING SPACE

One car space in the residents only car park

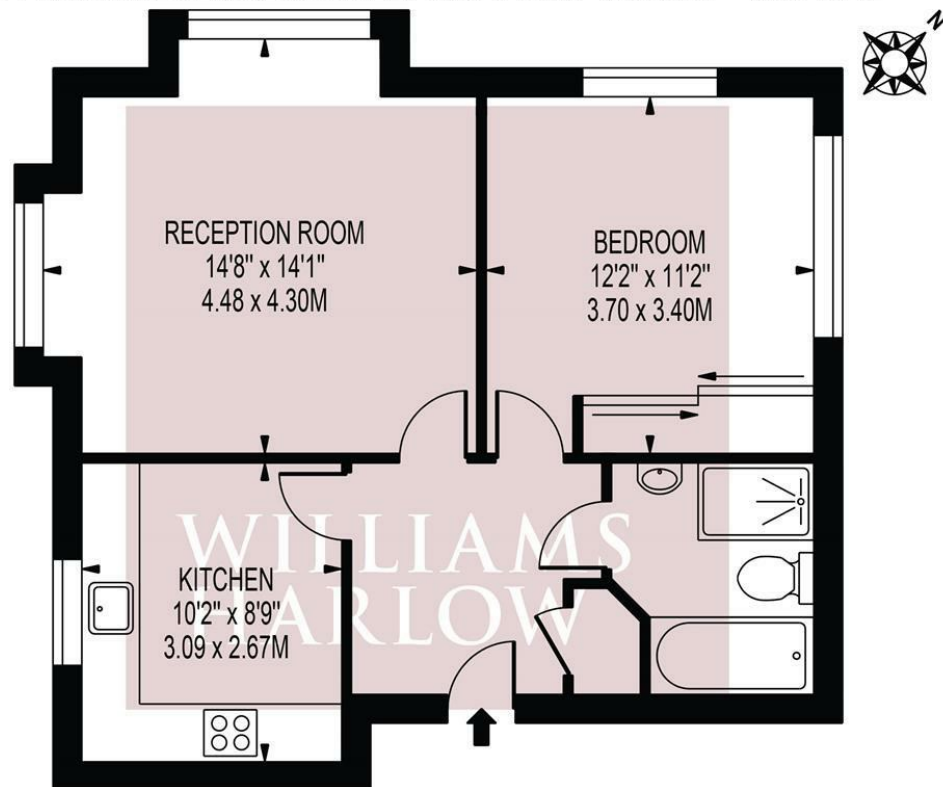
COUNCIL TAX

Council Tax Band C



MANOR COURT

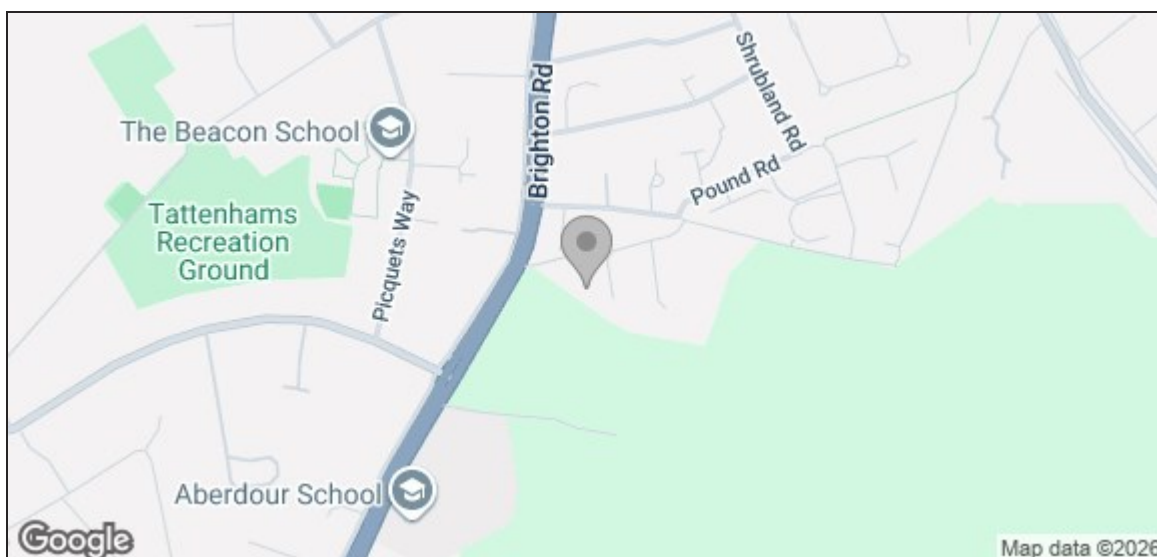
APPROXIMATE GROSS INTERNAL FLOOR AREA: 548 SQ FT - 50.91 SQ M



GROUND 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	76	76
(55-68) D		
(39-54) E		
(21-36) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		