

**WILLIAMS
HARLOW**

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Forge Steading Banstead, Surrey SM7 2DT

SOLD BY WILLIAMS HARLOW an apartment that has been completely renovated and reconfigured by the current owner, all works completed to a very high standard. The property has been fully re-wired and has a fully renewed central heating system. There is now a MODERN LARGE OPEN PLAN LIVING AREA flowing into a re-fitted kitchen, utility area, TWO BATHROOMS and a LARGE WEST FACING BALCONY approximately 23ft. GARAGE. SHARE OF FREEHOLD. All is located just off of BANSTEAD HIGH STREET with local amenities and transport links on your door step. VIEWING HIGHLY RECOMMENDED. SOLE AGENTS.

Asking Price £395,000 - Leasehold - Share of Freehold



COMMUNAL ENTRANCE

Under a canopy porch with entry system and key pad for the communal door. Stairs leading to the:

FIRST FLOOR LANDING

Giving access to the:

PRIVATE FRONT DOOR

Hardwood front door giving access through to the:

ENTRANCE HALL

Coving. Entry phone system. Original parquet flooring. Radiator. Large storage cupboard. Storage cupboard housing the replacement fuse box for the electrics and meters.

LARGE OPEN PLAN LOUNGE & KITCHEN

LOUNGE AREA

Coving. Contemporary wall mounted tall radiators. Continuation of the parquet flooring. Double glazed window with double glazed door to the side giving access to the:

LARGE PRIVATE BALCONY

West facing balcony.

RE-FITTED KITCHEN

Straight edge work top incorporating stainless steel sink drainer. Inset Bosch induction hob with Bosch extractor above. Integrated dishwasher. Bosch fitted double oven. A comprehensive range of cupboards and drawers below the work surface which includes a pull out bin cupboard. 2 x pull corner carousels. Pull out spice rack. Tall pull out larder cupboard. A comprehensive range of eye level cupboards. Space for fridge freezer. Tiled splashback. Double glazed window to the rear overlooking the communal gardens.

UTILITY AREA

Straight edge work surface with storage cupboard below and spaces for washing machine and tumble dryer. Downlighters. Replacement wall mounted gas central heating boiler. Doorway leading through to the:

BATHROOM

Panel bath. Shower. Wash hand basin with marble effect top and storage below. Low level WC. Heated towel rail. Extractor. Obscured double glazed window to the rear. Fully tiled walls and tiled floor. Downlighters.

BEDROOM ONE

Double glazed French door giving access to the private balcony. 2 x double glazed windows to the side. Coving. Wood effect flooring. Contemporary tall wall radiator. Fitted wardrobes offering a comprehensive range of drawers and hanging space.

BEDROOM TWO

Large double glazed window to the rear. Coving. Wooden flooring. Radiator.

SHOWER ROOM

Walk in shower cubicle. Low level WC. Wash hand basin with

storage cupboard below and marble effect top. Heated towel rail. Extractor. Fully tiled walls and tiled floor. Obscured glazed window to the rear. Downlighters.

OUTSIDE

SINGLE GARAGE

2.44m x 4.95m (8'0 x 16'3)

Located in nearby block. Fourth garage along the bin storage area. Access via an up and over door to the front.

COMMUNAL GARDENS

The property is surrounded by well maintained communal gardens.

LEASE

999 years from 29th September 1996.

MAINTENANCE CHARGES

£972 per 6 months.

GROUND RENT

Peppercorn.

COUNCIL TAX

Reigate & Banstead Council BAND D £2,235.36 2023/24

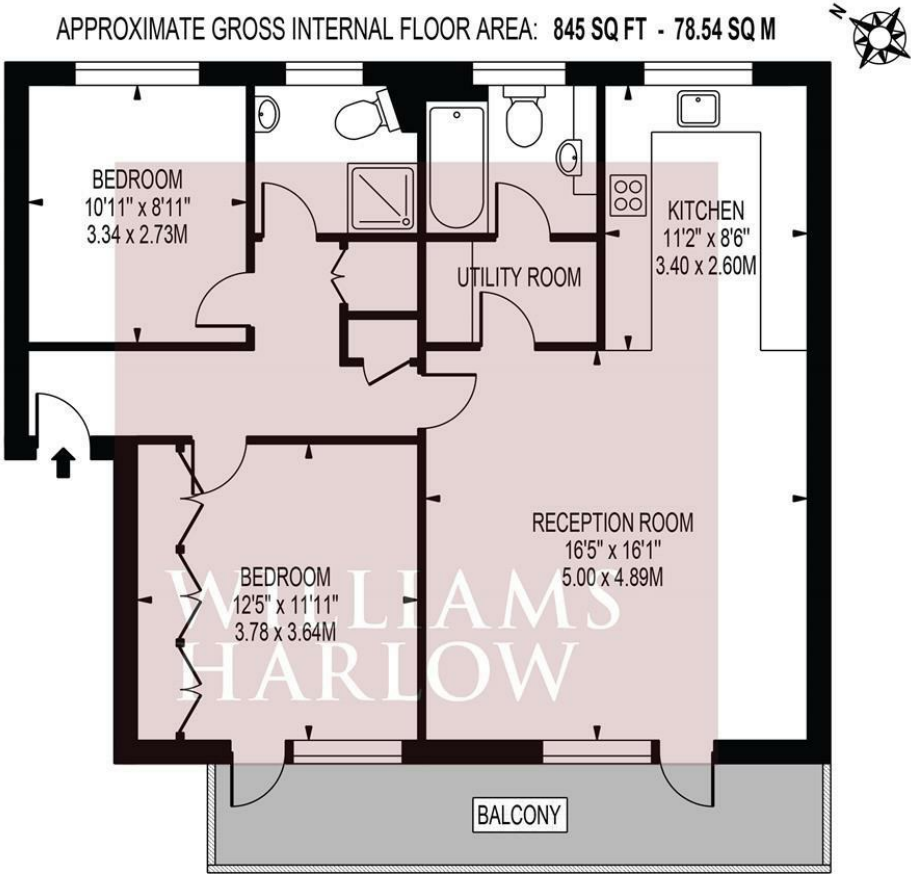


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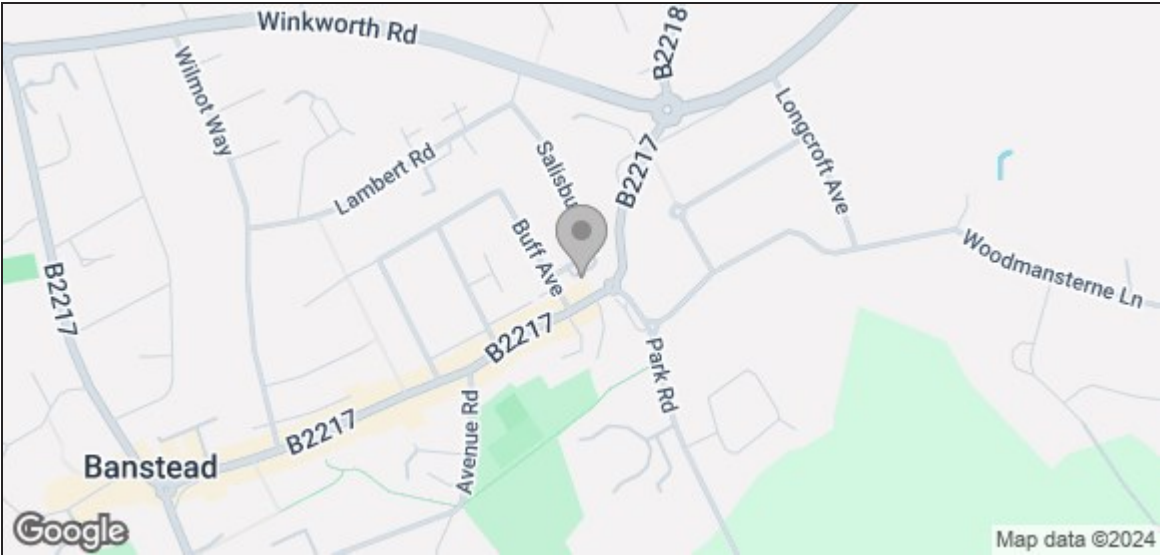
FORGE STEADING

APPROXIMATE GROSS INTERNAL FLOOR AREA: 845 SQ FT - 78.54 SQ M



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 | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | 78 | 81 |
| EU Directive 2002/91/EC | | |