

Elizabeth Drive Banstead, Surrey SM7 2FD

WILLIAMS HARLOW ARE PRESENTING A UNIQUE TWO DOUBLE BEDROOM, TWO BATHROOM PENTHOUSE APARTMENT. Located on the second (top) floor of this imposing Edwardian property with access to the development is via a private gated driveway. There are beautiful tree-top views across the gardens and neighbouring woods from every room. The apartment itself has a large open-plan kitchen-lounge, two double bedrooms with two bathrooms (1 en-suite), a large entrance hall and additional benefit of allocated parking and use of the developments' 28 acres of stunning gardens. Available on an unfurnished basis.

£1,650 PCM Unfurnished



COMMUNAL FRONT DOOR

Entry phone system and outside light, giving access to:

COMMUNAL ENTRANCE LOBBY

Attractive turn staircase (no lift) providing access to the:

SECOND FLOOR (TOP)

Private landing with meter cupboard and:

PRIVATE FRONT DOOR

Giving access through to:

ENTRANCE HALL

Access to loft void, time clock and thermostat for heating. Entry phone. Telephone point. Downlighters and coving.

OPEN PLAN KITCHEN/LOUNGE

5.64m x 5.38m (18'6 x 17'8)

KITCHEN AREA

Well fitted with a modern range of wall and base units, granite work surfaces incorporating a 1 1/2 bowl sink drainer with mixer tap. A comprehensive range of cupboards and drawers below the work surface. Integral appliances - fridge, freezer, slimline dishwasher and washer/dryer machine. Fitted double oven and grill. Surface mounted four ring hob with extractor to side. Plinth heater. Eye level cupboards benefitting from underlighting. Breakfast bar.

LOUNGE AREA

Principally 'L' shaped with coving. Access to loft void. Electric heater. Telephone point. TV and FM points.

MASTER BEDROOM

3.12m x 2.64m (10'3 x 8'8)

The master bedroom comprises of three main sections. First of which is a small study area complete with, telephone point and coving. This gives way to the wardrobe section where there are two floor-to- ceiling built in wardrobes with windows that run parallel the length providing an abundance of natural lighting. Thirdly is the main bedroom area equipped with heater, TV and telephone points, linen cupboard and an en-suite shower room.

EN-SUITE SHOWER ROOM

Fully enclosed shower cubicle. Low level WC concealed cistern. Wash hand basin with mixer tap and vanity cupboards below. Mirror, half tiled walls, downlighters, ceiling mounted extractor, shaver point and heated towel rail.

BEDROOM TWO

4.65m x 2.59m (15'3 x 8'6)

Access to loft void. Bay window to front overlooking courtyard. Wall mounted electric heater. Wall light. Coving and telephone point.

MAIN BATHROOM

White suite. Panel bath with mixer tap, shower attachment and grab rails. Wash hand basin with mixer tap and vanity cupboards below. Low level WC with concealed cistern. Mirror. Shaver point. Downlighters. Ceiling mounted extractor. Half tiled walls and heated towel rail.

OUTSIDE

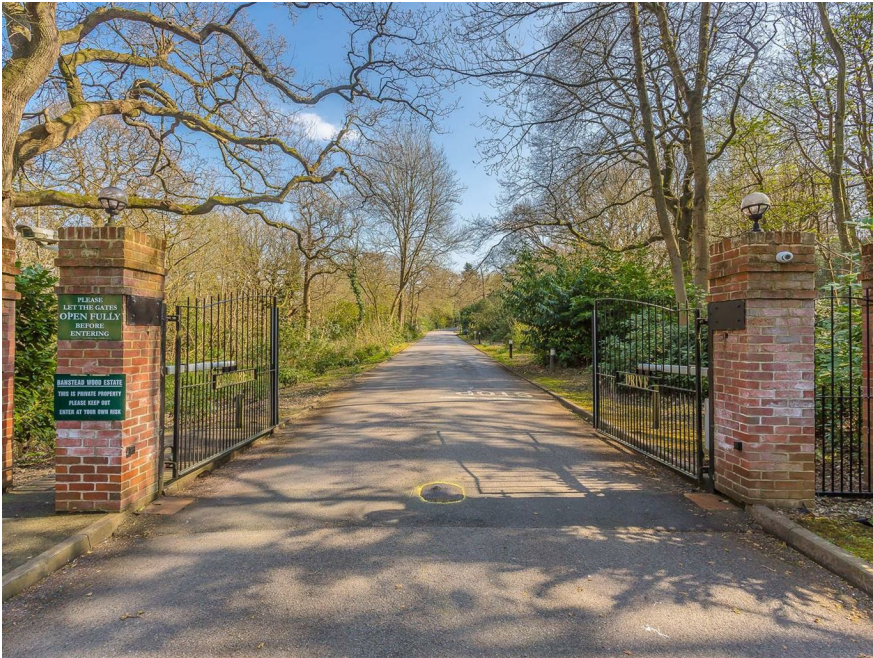
The property is set in 28 acres of immaculately maintained communal gardens, comprising of areas of lawn, woodlands and attractive picnic and formal areas. There are also two tennis courts and a Japanese garden.

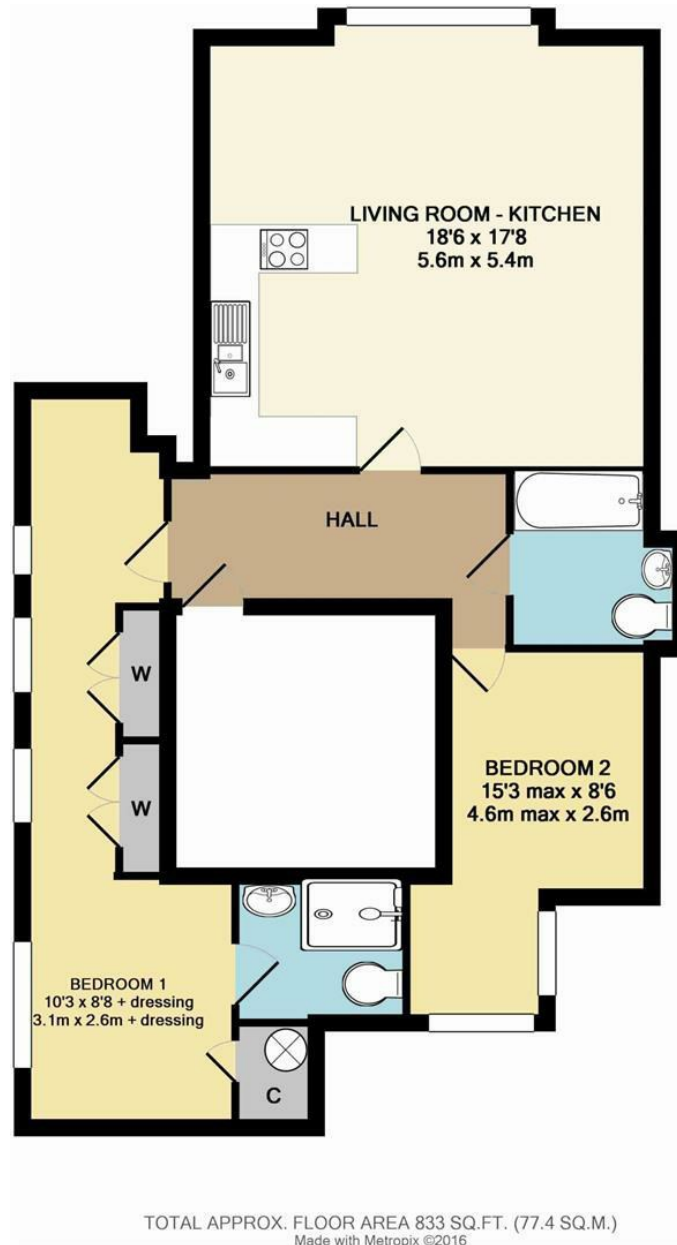
PARKING

One allocated parking space and plenty of visitors parking available on site.

COUNCIL TAX

Council Tax Band E (£2,859.20) 2024 / 25





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	42	42
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		