

**WILLIAMS
HARLOW**

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WILLIAMS HARLOW OF BANSTEAD ARE PLEASED TO PRESENT WITH NO ONWARD CHAIN an opportunity to acquire a one bedroom apartment located in a popular residential development within easy walk to Banstead Village High Street and Banstead BR station with direct services to London. The property benefits from a re-fitted kitchen and is well presented throughout. SOLE AGENTS

Asking Price £215,000 - Leasehold



COMMUNAL DOOR/ENTRANCE HALL

Giving access to the:

PRIVATE FRONT DOOR

Located on the floor. Hardwood front door giving access through to the:

ENTRANCE HALL

Fuse board. Consumer units. Airing cupboard with storage space and shelving.

LOUNGE

Double glazed window to the front. Replacement electric panel heater. Doorway leading through to the:

RE-FITTED KITCHEN

Straight edge work surfaces incorporating a stainless steel sink with drainer. A comprehensive range of cupboards and drawers below the work surface. Integrated electric oven. Electric hob with extractor above. Tiled splashback. A comprehensive range of eye level cupboards. Spaces for washing machine and fridge freezer. Extractor fan. Double glazed window to the front.

BEDROOM

Double glazed window to the side.

BATHROOM

White panel bath. Heated towel rail. Low level WC with concealed cistern. Wash hand basin with storage cupboards and drawers below. Large fitted mirror. Electric power shower. Extractor fan. Tiled walls.

OUTSIDE

PARKING

Ample residents parking on a first come, first served basis.

COMMUNAL GARDEN

The property is surround by attractive communal gardens with well stock plants/shrubs.

LEASE

125 years from 31st October 2013.

MAINTENANCE CHARGES

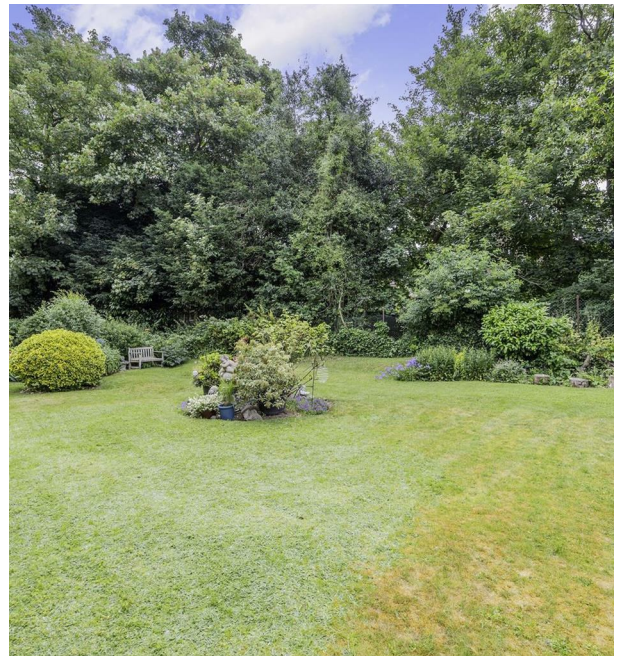
£115 per calendar month.

GROUND RENT

£150 per 6 months.

COUNCIL TAX

Reigate & Banstead BAND B £1,738.61 2023/24

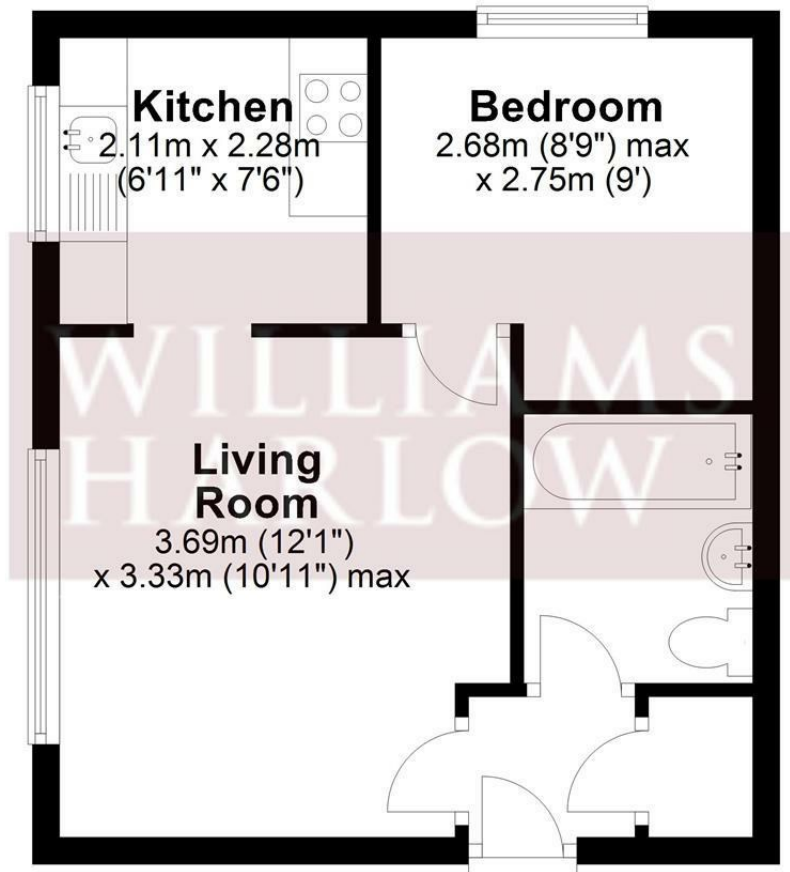


Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested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

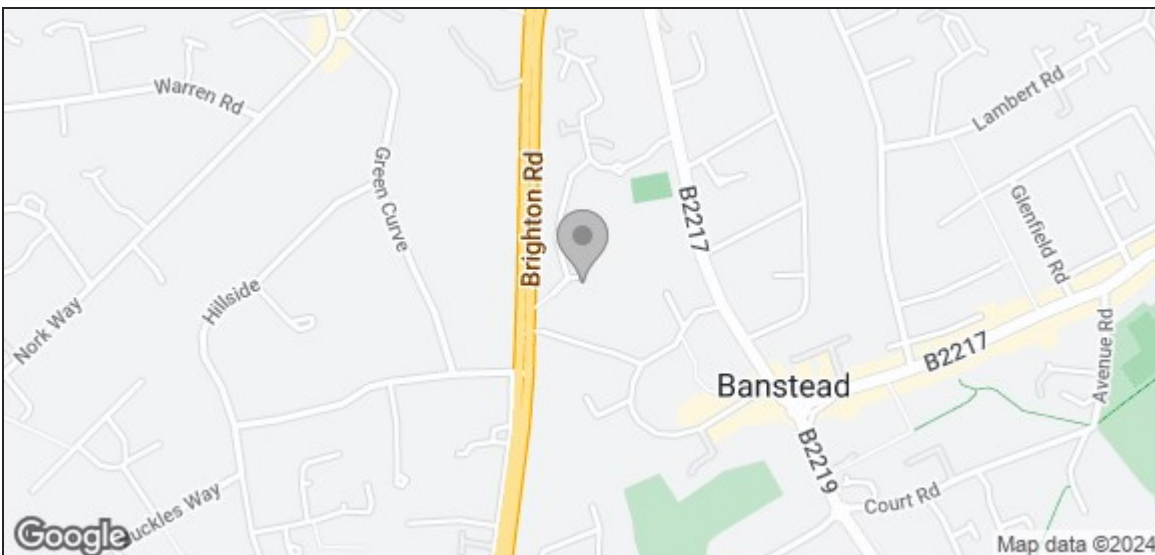
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Ground Floor

Approx. 30.3 sq. metres (325.7 sq. feet)



Total area: approx. 30.3 sq. metres (325.7 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			
England & Wales			
			EU Directive 2002/91/EC

Current rating: 61 (D)
Potential rating: 81 (B)