

**WILLIAMS
HARLOW**

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High Street Banstead, Surrey SM7 2NE

WILLIAM HARLOW BANSTEAD are pleased to present a centrally positioned large **THREE BEDROOM** apartment offering 837 square feet of living space with a private balcony to the rear. There is a fitted kitchen and bathroom, gas central heating and double glazed windows. The property is in an ideal position for local amenities and transport connections. **SOLE AGENTS. NO ONWARD CHAIN.**

Asking Price £300,000 - Leasehold



COMMUNAL ENTRANCE DOOR

Entry phone system. Giving access to the:

COMMUNAL ENTRANCE

Stairs giving access to the:

SECOND FLOOR LANDING (TOP)

Giving access to the:

PRIVATE FRONT DOOR

Leading through to the:

ENTRANCE HALL

Entry phone system. Cloak cupboard providing useful storage.

Storage cupboard housing the gas central heating system and the meters.

LOUNGE

Double glazed windows to the front. Picture rail. Radiator.

KITCHEN

Roll edge work surface incorporating a stainless steel and drainer.

Spaces for tumble dryer, washing machine and a free standing cooker. Larder cupboard. Tiled splashback. Radiator. Double glazed window and double glazed door leading to a private balcony.

BEDROOM ONE

Double glazed window to the front. Radiator. Storage cupboard.

BEDROOM TWO

Double glazed window to the rear. Radiator.

BEDROOM THREE

Double glazed window to the rear. Radiator.

BATHROOM

Bath. Power shower. Low level WC. Pedestal wash hand basin with tiled splashback. Radiator. Obscured double glazed window to the rear. Storage cupboard.

LEASE

102 years remaining

MAINTENANCE CHARGES

£1225.00 paid half yearly

GROUND RENT

£125.00 Per Annum

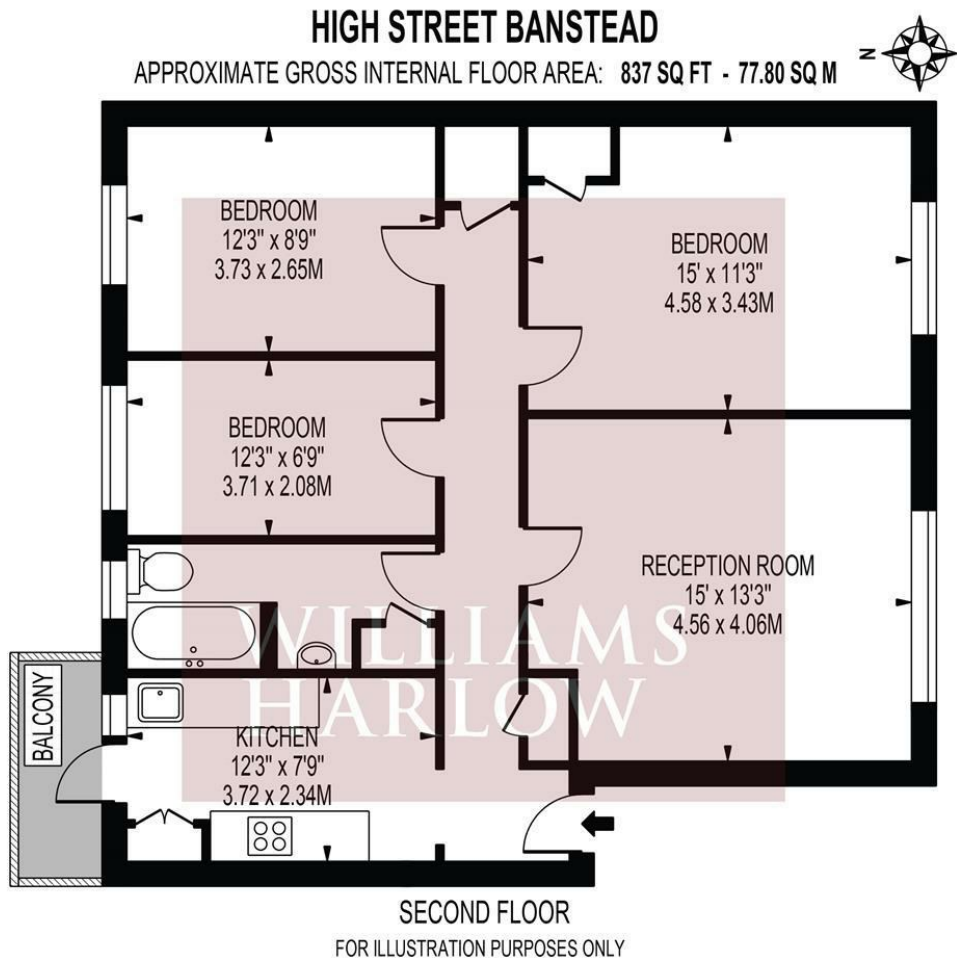
COUNCIL TAX

Reigate & Banstead BAND C £2,079.42 2024/25

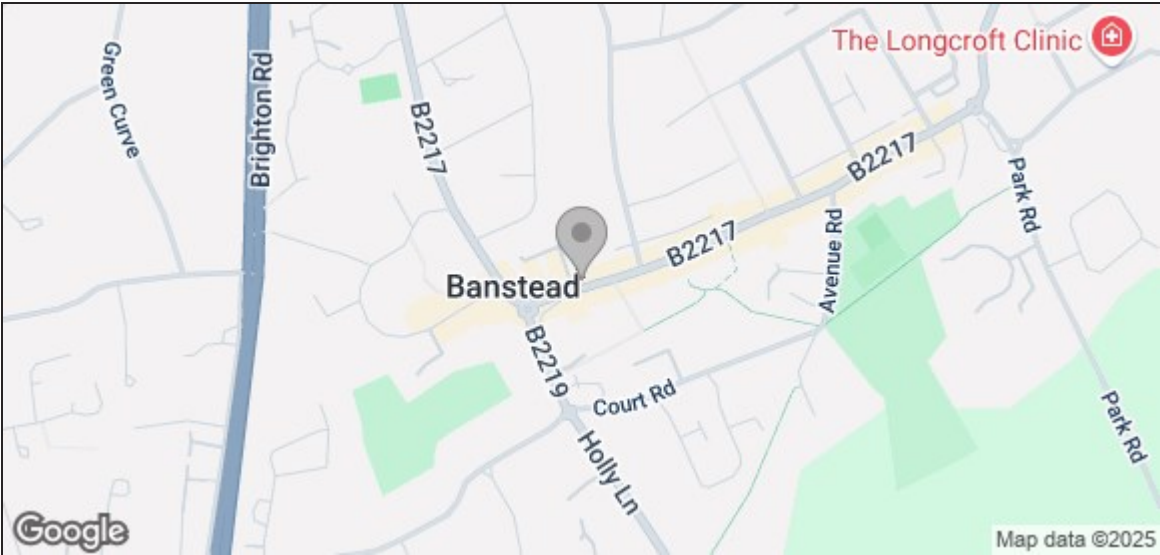


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		