

Woodmansterne Lane Banstead, Surrey SM7 3AB

WILLIAMS HARLOW ARE EXCITED TO PRESENT A TWO DOUBLE BEDROOM SPLIT-LEVEL APARTMENT TO THE MARKET. Located on the second floor of a quiet development with a private balcony overlooking the landscaped communal gardens, the apartment is in excellent condition and a rarity on the market. Comprising a fully equipped kitchen, dining area and spacious lounge (with balcony) on the second floor and two double bedrooms and the family bathroom upstairs. Benefits include gas central heating, allocated parking and the Village High Street within walking distance. Available mid-September on an unfurnished basis.

£1,650 PCM Unfurnished



COMMUNAL ENTRANCE

Stairs to:

SECOND FLOOR

FRONT DOOR

Giving access through to:

ENTRANCE HALL

2 x storage cupboards

LOUNGE/DINING ROOM

LOUNGE AREA

4.14m x 3.45m (13'7 x 11'4)

Stairs to first floor. Radiator. Double glazed window and door to:

PRIVATE BALCONY

Overlooking communal gardens.

DINING AREA

4.62m x 2.44m (15'2 x 8'0)

Double glazed window overlooking the rear. Radiator.

KITCHEN

3.15m x 2.24m (10'4 x 7'4)

Modern range of wall and base units. One and a half bowl stainless steel sink unit with mixer tap. Cooker with ceramic hob and double oven with extractor above. Washing machine. Dishwasher. Fridge freezer. Fully tiled walls. Central heating boiler. Double glazed window. Vinyl floor.

STAIRS TO FIRST FLOOR

MASTER BEDROOM

Double glazed window, built in wardrobes and radiator.

BEDROOM TWO

4.27m x 2.29m (14'0 x 7'6)

Double glazed window. Radiator. Built in wardrobe.

BATHROOM

Recently installed. Panel bath with mixer tap plus shower over and shower screen. Wash hand basin with cupboards below. Low level WC. Heated towel rail. Obscured glazed window. Vinyl flooring.

SEPARATE WC

Part tiled walls. Obscured glazed window. Wash hand basin.

OUTSIDE

PARKING

Allocated parking in car port.

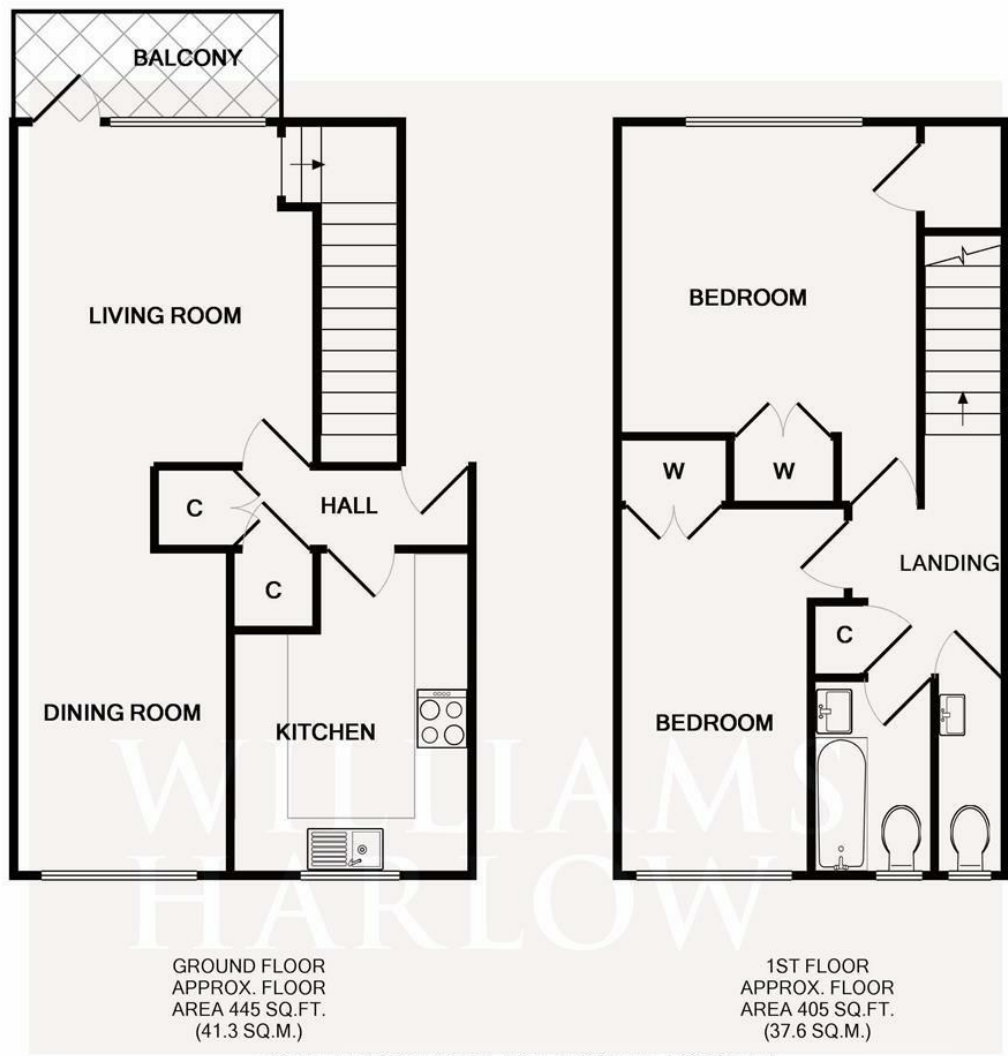
ADDITIONAL STORAGE

The property has the added advantage of a large storage room located behind the car port.

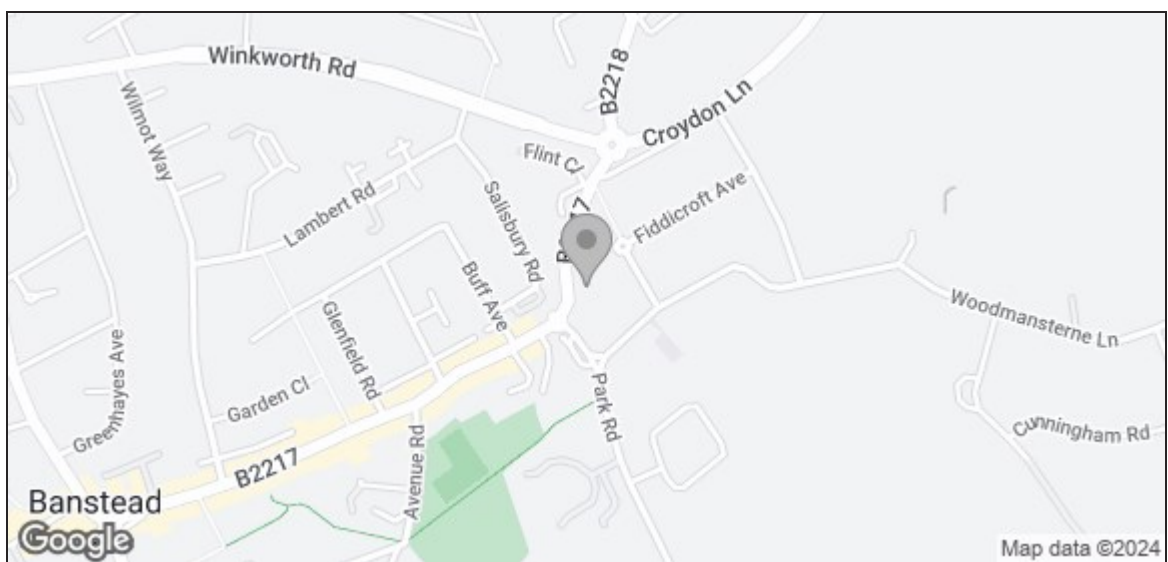
COUNCIL TAX

Council Tax Band D (£2,339.35) 2024 / 25





This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst care is taken in the preparation of this plan, please check all dimensions, shapes before making decisions reliant upon them. KEY: C = CUPBOARD FW = FITTED WARDROBE



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	