

# Lancaster Court

Banstead, Surrey SM7 1RR

£1,650 PCM Unfurnished



WILLIAMS HARLOW ARE PLEASED TO PRESENT THIS IMMACULATE TWO BEDROOM APARTMENT TO THE MARKET. Situated on the ground floor of a popular residential block within walking distance to Banstead High Street and local transport links. Consisting of two double bedrooms, a large spacious reception room, a family bathroom and modern kitchen with all modern appliances. Benefitting from double glazing throughout, neutral décor and off-street car parking. Available late August on an unfurnished basis.



## OUTSIDE

Landscaped communal grounds and residents only car parking

## ENTRANCE

Ground floor

## HALLWAY

Providing access to all rooms

## KITCHEN

Fully equipped kitchen with all modern appliances and double glazed window

## LOUNGE

Spacious room with well-designed built-in storage cupboards on one side and feature fire-place with double-glazed window overlooking communal grounds

## BEDROOM ONE

Double size room with built in wardrobes and double glazed window overlooking communal grounds

## BEDROOM TWO

Double room with double-glazed window

## BATHROOM

Family bathroom with shower over bath, WC and hand-basin

## PARKING

Residents only parking to front and side

## COUNCIL TAX

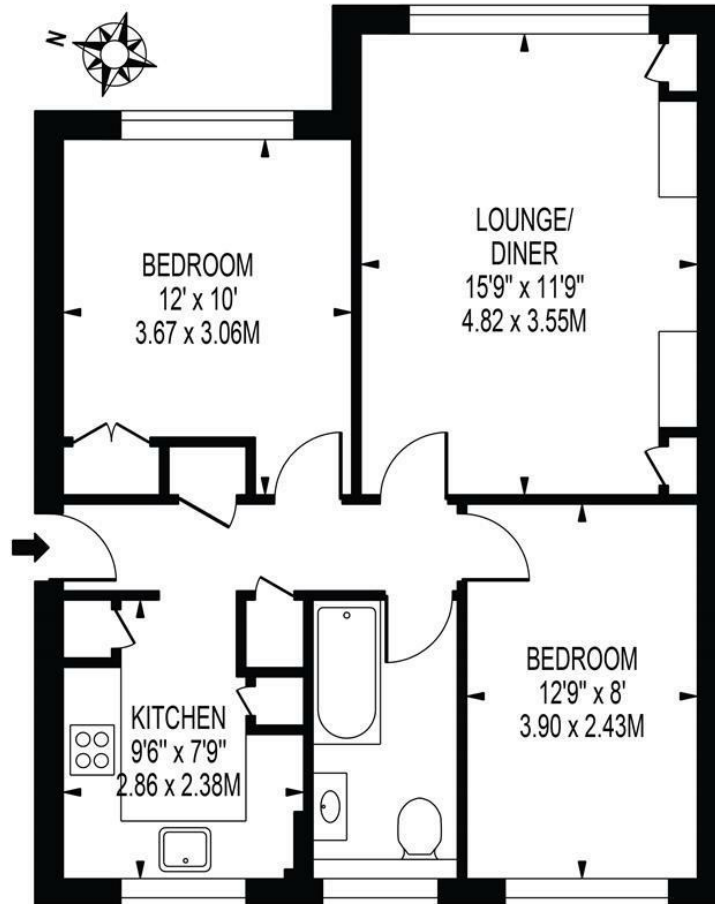
Council Tax Band C (£2,176.70) 2025 / 26





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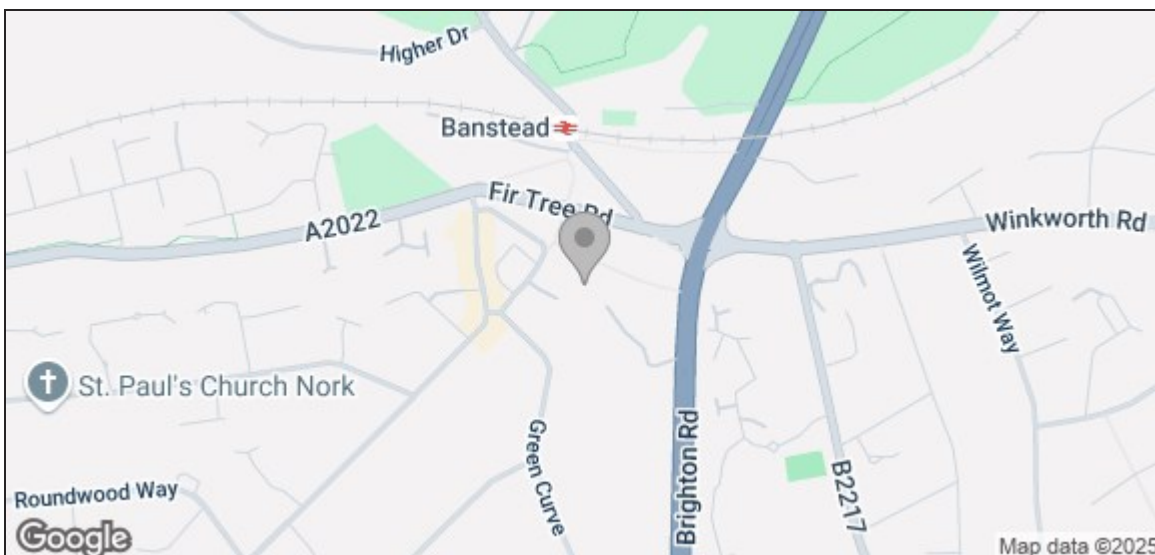
APPROXIMATE GROSS INTERNAL FLOOR AREA: 588 SQ FT - 54.67 SQ M



### GROUND FLOOR

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	41	60
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		