



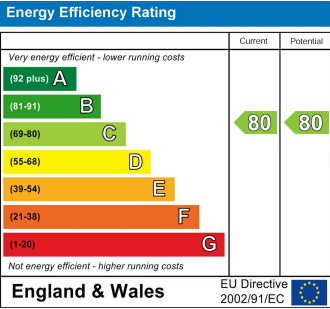
1 Chipstead Road, Banstead, Surrey SM7 2HN
£1,350 PCM Unfurnished



**WILLIAMS
HARLOW**



WILLIAMS HARLOW ARE BRINGING THIS LARGE NEWLY REDECORATED ONE BEDROOM APARTMENT TO THE MARKET. Occupying an ideal location only a short walk from Banstead Village, this apartment has it all. Comprising a spacious reception room, a large fully-fitted kitchen, a double bedroom with built-in wardrobe and a family bathroom on the first floor. Benefits include gas central heating and an allocated car parking space. Available immediately on an unfurnished basis.



COMMUNAL FRONT DOOR

With secure entry phone system to:

COMMUNAL ENTRANCE LOBBY

Staircase leading to:

FIRST FLOOR

LANDING

With meter cupboard and private front door leading to:

ENTRANCE HALL

2.49 x 2.01 (8'2" x 6'7")

Cupboard housing gas fired combination boiler, wall mounted central heating thermostat, coving and doorways to:

LOUNGE

4.80m x 3.89m maximum dimensions (15'9" x 12'9" maximum dimensions)

Bay windows to side and front, downlighters, coving, 2 x radiators, tv aerial point and satellite point.

KITCHEN

3.51 x 2.64 (11'6" x 8'8")

Comprehensively fitted with a modern range of white units with light grey roll edged work surfaces incorporating a stainless steel single drainer sink. Range of eye level cupboards. Bosch appliances comprising of single oven with gas hob and glass chimney hood, fridge/freezer, washer/dryer and dishwasher, window to front, part tiled walls, tiled floor, radiator, coving and downlighters.

BEDROOM

3.35 x 2.87 (11'0" x 9'5")

Measurement excluding entrance recess plus fitted wardrobes. Double aspect with windows to side and rear, radiator, coving, telephone point, tv and aerial point.

BATHROOM

White suite comprising of panel enclosed bath with mixer tap and shower attachment. WC with concealed cistern. Fully enclosed shower cubicle with wall mounted shower. Wash hand basin. Shaver point, obscured glazed window to rear, downlighters and ceiling mounted extractor.

OUTSIDE

PARKING

One allocated parking space.

COUNCIL TAX

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



Banstead Office

Call: 01737 370022

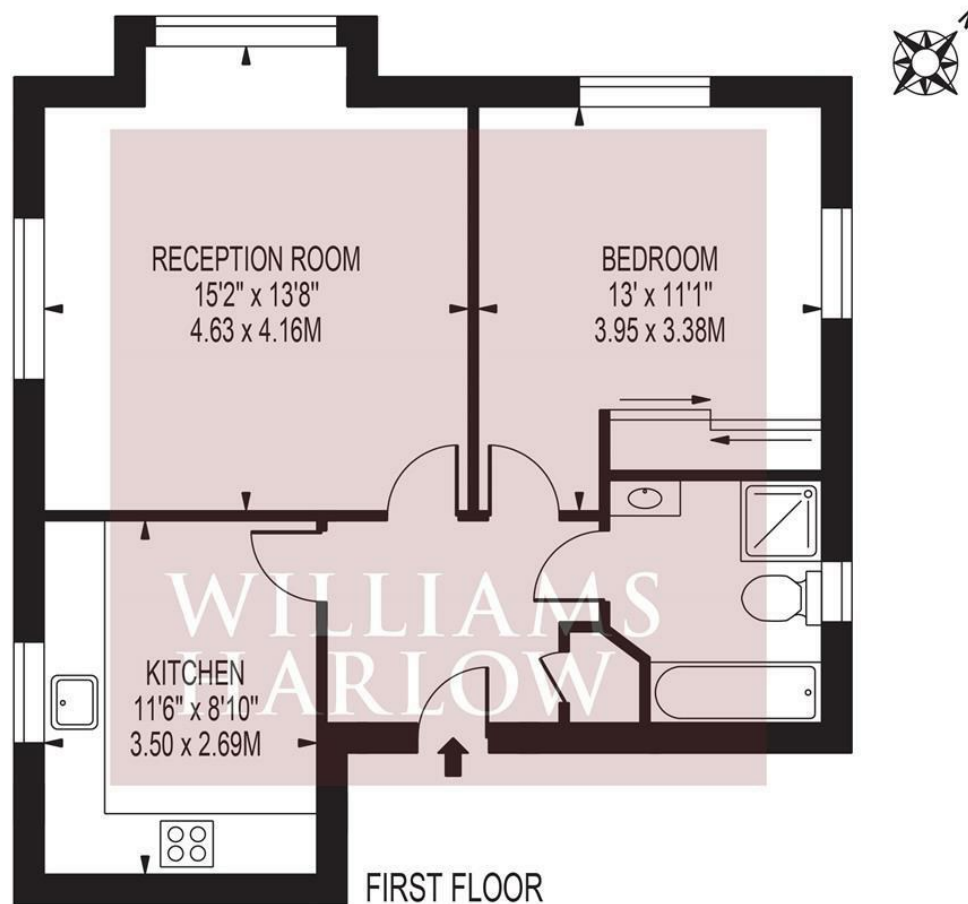
31 High Street, Banstead, Surrey,
SM7 2NH

lettings@williamsharlow.co.uk

www.williamsharlow.co.uk

MANOR COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 562 SQ FT - 52.22 SQ M



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.
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WILLIAMS
HARLOW