



Dunnymans Road, Banstead, Surrey SM7 2BZ

£1,100 PCM



**WILLIAMS  
HARLOW**





**WILLIAMS HARLOW ARE BRINGING THIS WELL-PRESENTED TWO DOUBLE BEDROOM FLAT TO THE MARKET.** Situated on the second floor of a purpose-built, low-rise block located within easy reach of Banstead High Street and all its' amenities. Internally the property consists of two double bedrooms, a modern kitchen and good-size family bathroom with double glazing and an allocated car parking space outside. Available immediately on an unfurnished basis.

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		
74		78
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
60		66
England & Wales EU Directive 2002/91/EC		



A second floor purpose build two bedroom flat situated in a popular location within easy reach of Banstead High Street with all amenities. The property consists of modern kitchen and bathroom and is double glazed. Available May 2014, unfurnished.

### ENTRANCE HALL

with airing cupboard housing water tanks. There is an entryphone and wall heater. Access to boarded loft via ladder.

### LOUNGE

4.37 x 4.29 (14'4" x 14'1")

Double glazed windows to rear, night store heater.

### KITCHEN

2.92 x 2.13 (9'7" x 7'0")

range of modern base and eye level cupboards, roll topped working surfaces, single drainer stainless steel sink unit with mixer taps, electric cooker, fridge/freezer and washing machine/dryer, double glazed window, part tiled walls, vinyl tiled floor.

### BEDROOM ONE

3.38 x 2.77 (11'1" x 9'1")

Double glazed windows with front aspect. There is a wardrobe and night store heater.

### BEDROOM TWO

3.23 x 2.13 (10'7" x 7'0")

with double glazed window with front aspect and night store heater.

### BATHROOM

Panelled bath with mixer tap, shower over and shower screen, vanity unit with wash hand basin, cupboards and drawers, low level w.c. Part tiled walls, Dimplex wall heater, ceramic tiled floor.

### PARKING AVAILABLE

### COUNCIL TAX

Council Tax Band C (£1,725.81) 2019/20



Banstead Office

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The logo consists of a solid dark red square. In the bottom right corner of this square, the words "WILLIAMS" and "HARLOW" are stacked vertically in a white, serif, all-caps font.

WILLIAMS  
HARLOW