



Cheyne Court, Banstead, Surrey SM7 3BS
£1,300 PCM

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**WILLIAMS
HARLOW**



WILLIAMS HARLOW ARE PRESENTING A RARE AND ENVIABLE TWO BEDROOM MAISONETTE TO THE MARKET. This is an immaculately presented two double bedroom split level maisonette which is in an excellent location and beneficial position. At the top-end of Banstead Village High Street with good transport links and close to all the local amenities. Comprising of its own entrance on the ground level, a spacious lounge and kitchen-diner on the first floor and two double bedrooms and a family bathroom on the second floor. Benefits include gas central heating, double glazing and off-street parking. Available mid-June 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		
England & Wales	75	84
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	73	82
EU Directive 2002/91/EC		



Own Front Door

leading to stairs to first floor.

LOUNGE

4.80 x 3.61 (15'9" x 11'10")

feature fireplace with fitted gas fire, double glazed window overlooking front aspect, wall light, downlighters, radiator, staircase to first floor.

DINING AREA

3.10 x 2.34 (10'2" x 7'8")

double glazed window with rear aspect, archway through to:-

KITCHEN

2.87 x 2.01 (9'5" x 6'7")

quality hand made units at both base and eye level, single drainer sink unit with mixer taps, ceramic hob with extractor over and oven below, integrated fridge/freezer, integrated dishwasher, microwave, washing machine/tumble dryer, downlighters.

LANDING

BEDROOM ONE

3.76 x 3.61 (12'4" x 11'10")

double glazed window with front aspect, wardrobe, radiator, downlighters.

BEDROOM TWO

3.12 x 2.72 (10'3" x 8'11")

double glazed window with rear aspect, wardrobe, radiator, downlighters.

BATHROOM

luxury suite comprising of panelled bath with shower screen and shower over, sink unit with storage below and low level w.c. Frosted window, wallmirror and shaver socket, heated towel rail, downlighters, laminate flooring, quality tiled walls.

OUTSIDE

off street parking.

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.

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