



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



**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 July on an unfurnished basis.

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>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		75
		84
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
		73
		82
England & Wales		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 (£1,790.66) 2020/21



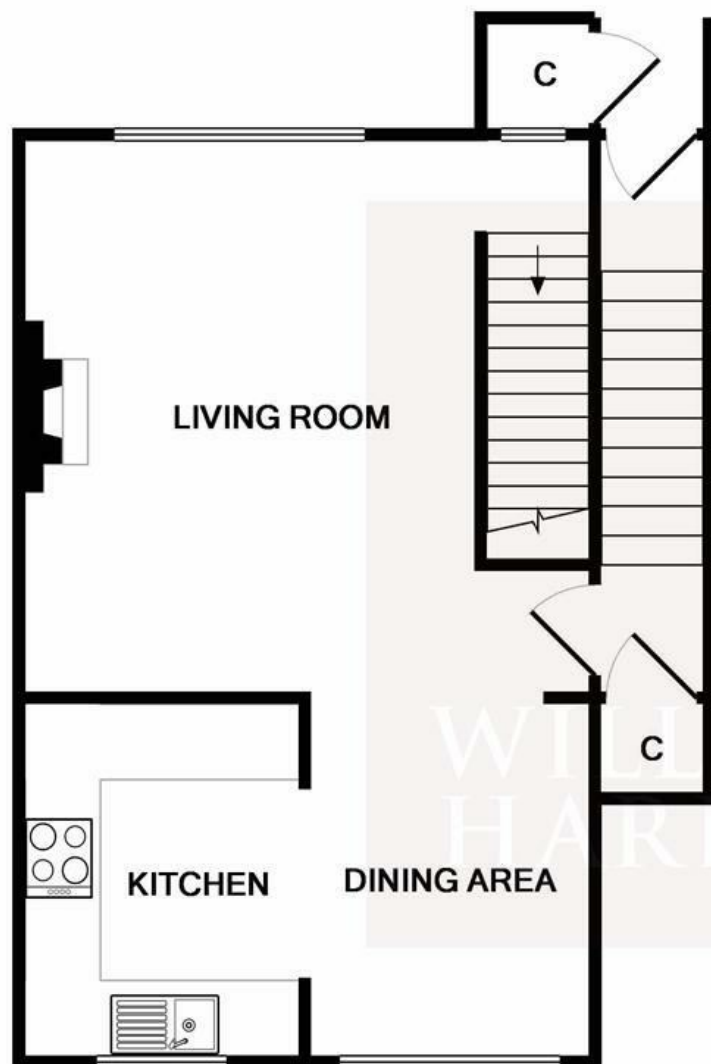
Banstead Office

Call: 01737 370022

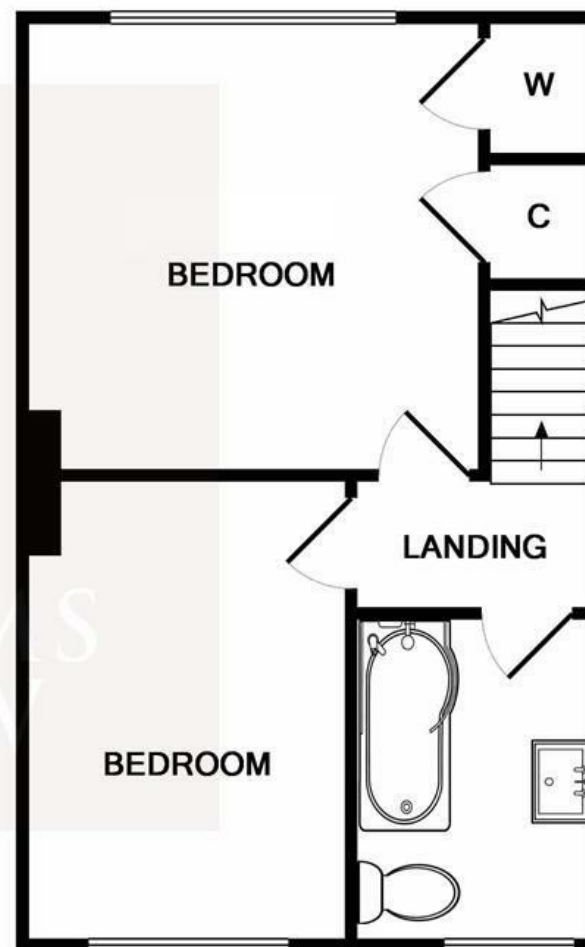
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1ST FLOOR



2ND FLOOR

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

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