

**WILLIAMS
HARLOW**

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98-100 High Street Banstead, Surrey SM7 2NN

A centrally positioned TWO BEDROOM top floor apartment with a high standard of fitted kitchen and bathroom. The property also benefits from gas heating, double glazing and video entry phone system. **SOLE AGENTS**

Asking Price £275,000 - Leasehold



COMMUNAL ENTRANCE DOOR

Video entry phone system.

SOLID FRONT DOOR

Leading to:

ENTRANCE HALL

3.45m x 2.06m maximum (11'4 x 6'9 maximum)

Downlighters. Entry phone. Thermostat controls. Radiator. Boiler cupboard with storage. Additional storage cupboard with shelving.

LIVING AREA

LOUNGE

4.57m x 3.66m (15'0 x 12'0)

Large double glazed window with further smaller window overlooking side aspect, downlighters, radiator, open to:

KITCHEN

3.63m x 2.06m (11'11 x 6'9)

Range of roll edge work surfaces with cupboards and drawers below incorporating a stainless steel single sink unit with mixer tap. Built in electric oven with gas hob and extractor above. Range of eye level cupboards. Integrated fridge with freezer below. Space for washing machine.

BEDROOM ONE

Coving. Window to side. Radiator. Dimming spotlights.

BEDROOM TWO

3.58m x 2.18m (11'9 x 7'2)

Window to side, coving and radiator.

BATHROOM

White suite comprising of a panel bath with power shower and shower screen. Feature tiled wall with mirror inset. Wash hand basin with vanity unit below. Low level WC with concealed cistern. Heated towel rail. Window to side. Downlighters. Extractor fan.

OUTSIDE

The property can be accessed from the High Street and there is also a communal door to the rear.

PARKING

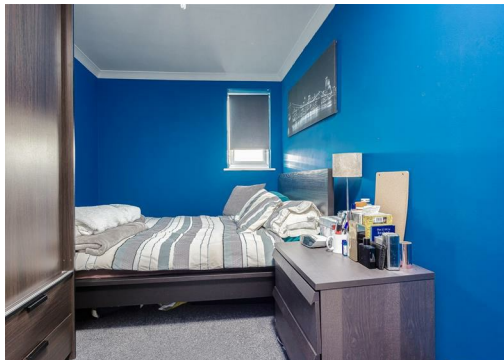
One designated car parking space and visitor parking.

LEASE

125 years from 2006 approximately

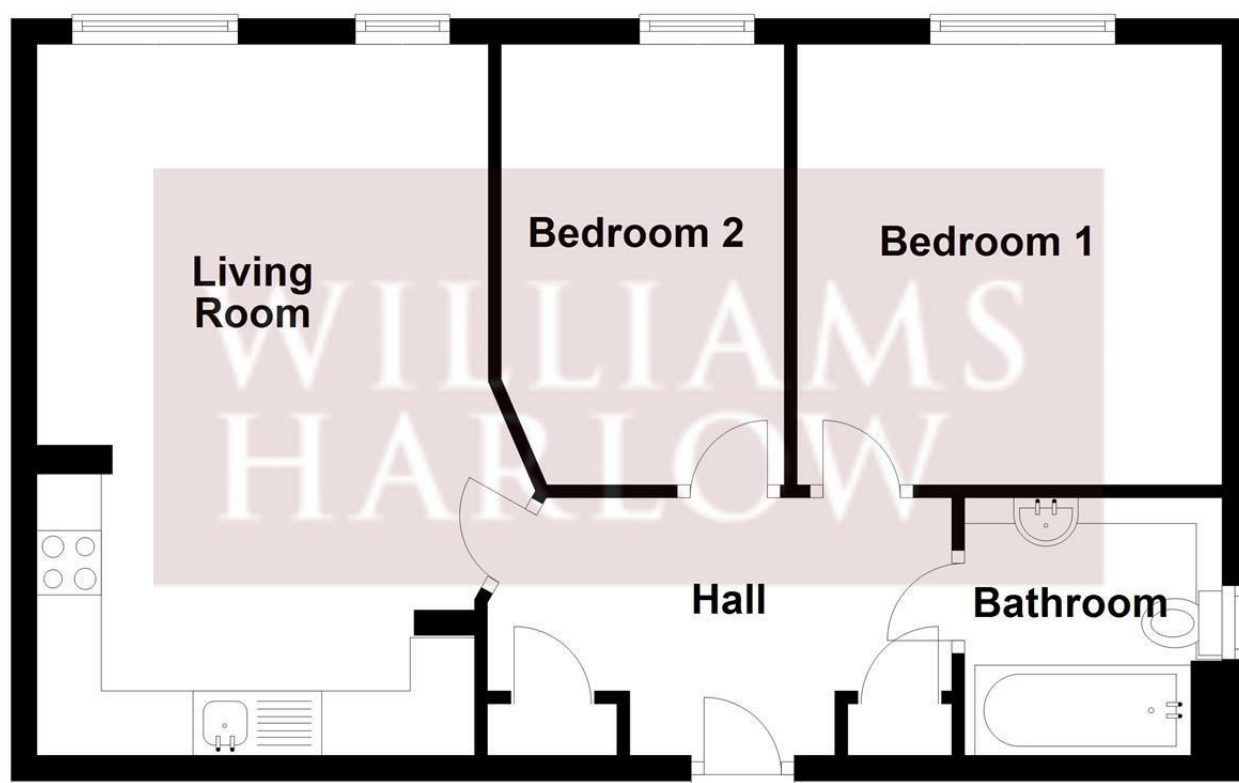
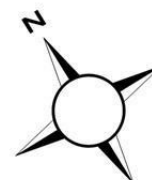
MAINTENANCE CHARGES & GROUND RENT

£640 approximately paid quarterly which includes water and building insurance.



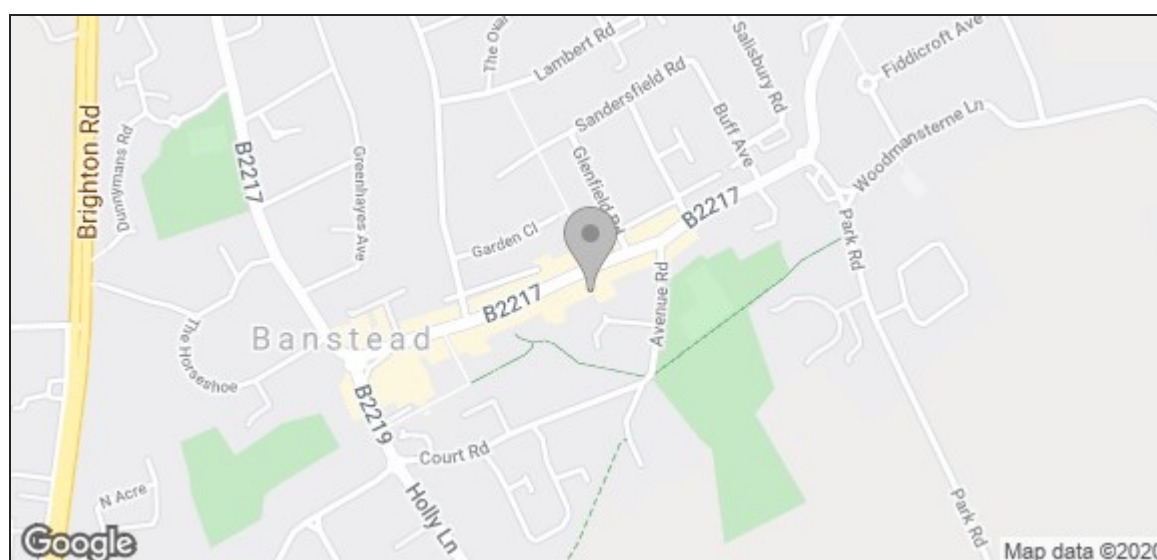
Second Floor

Approx. 50.8 sq. metres (547.0 sq. feet)



Total area: approx. 50.8 sq. metres (547.0 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Blunden.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		78	79
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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		81	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	