



High Street, Banstead, Surrey SM7 2NL  
£1,200 PCM



WILLIAMS  
HARLOW





WILLIAMS HARLOW ARE BRINGING THIS CONVENIENTLY LOCATED TWO BEDROOM APARTMENT TO THE MARKET. A very spacious 2 double bedroom, 2 reception apartment is offered in very good decorative condition throughout and is centrally located in Banstead Village. This quiet second floor apartment also provides a modern fitted kitchen and good size family bathroom. Further benefits include full double glazing, gas central heating and secure phone entry. Allocated car parking. Available mid-July 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	52	66
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		
England & Wales	46	63
EU Directive 2002/91/EC		



## ENTRANCE HALL

Laminate flooring, cupboard housing meters, entryphone, radiator.

## LOUNGE

4.14m x 3.12m (13'7 x 10'3)

Double glazed window with views to front, radiator.

## KITCHEN

3.12m x 2.31m (10'3 x 7'7)

Refitted with a comprehensive range of base and eye level units, single drainer stainless steel sink unit with mixer tap, gas hob with extractor over and oven below, fridge/freezer, washer/dryer, laminate flooring, double glazed door to fire escape.

## BEDROOM ONE

4.19m x 3.07m (13'9 x 10'1)

Double glazed window with front aspect, radiator.

## BEDROOM TWO

3.53m x 2.49m (11'7 x 8'2)

Double glazed window to rear, radiator.

## BEDROOM THREE / RECEPTION TWO

3.20m x 2.31m (10'6 x 7'7)

Double glazed window to rear, radiator.

## BATHROOM

Refitted with a suite of panelled bath with shower over and shower screen, pedestal wash hand basin, low level w.c., heated towel radiator, storage cupboard, frosted window, tiled floor.

## OUTSIDE

## ALLOCATED PARKING

## COUNCIL TAX

Council Tax Band C (£1,790.66) 2020/21



Banstead Office

Call: 01737 370022

31 High Street, Banstead, Surrey,  
SM7 2NH

[lettings@williamsharlow.co.uk](mailto:lettings@williamsharlow.co.uk)

[www.williamsharlow.co.uk](http://www.williamsharlow.co.uk)

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