

WILLIAMS
HARLOW

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Hazel Way Coulsdon, Surrey CR5 3PJ

A two double bedroom second floor apartment (top) with Juliet balcony from the lounge with a fine open outlook. There are two allocated parking spaces, double glazing and gas central heating. All is located close to Chipstead mainline station with services to London. SOLE AGENTS. NO CHAIN

£285,000 - Leasehold - Share of Freehold



COMMUNAL ENTRANCE

Communal front door giving access to the communal entrance lobby with stairs to the:

SECOND FLOOR LANDING

Giving access to:

PRIVATE FRONT DOOR

Leading through to:

ENTRANCE HALL

Access to loft void. Entry phone. Radiator. Coving. 2 x storage cupboards.

LOUNGE/DINING ROOM

4.67m x 4.50m (15'4 x 14'9)

Double aspect room with bay window to the side and double opening doors to Juliet balcony with a fine outlook. Radiator. Thermostat for gas central heating. Coving.

KITCHEN

3.40m x 2.62m (11'2 x 8'7)

Modern range of wall and base units with work surface incorporating a stainless steel sink unit with mixer tap. Spaces for washing machine and undercounter fridge freezer. Fitted oven and grill. Four ring gas hob with extractor above. Eye level cupboards. Wall mounted gas central heating boiler. Window to side. Radiator. Part tiled walls. Time clock for the central heating.

BEDROOM ONE

3.91m x 3.23m (12'10 x 10'7)

Double bedroom with window to side. Radiator. Fitted wardrobe. Coving.

BEDROOM TWO

3.45m x 2.90m (11'4 x 9'6)

Double room with window to side. Radiator. Coving.

BATHROOM

White suite. Panel bath with mixer tap and independent shower above the bath with glass shower screen. Low level WC. Wash hand basin with mixer tap and vanity cupboard below. Fully tiled walls and tiled floor. Heated towel rail. Ceiling mounted extractor.

OUTSIDE

COMMUNAL GARDENS

Well maintained communal gardens. There is an area of lawn with flower and shrub borders.

PARKING

Two allocated parking spaces.

LEASE

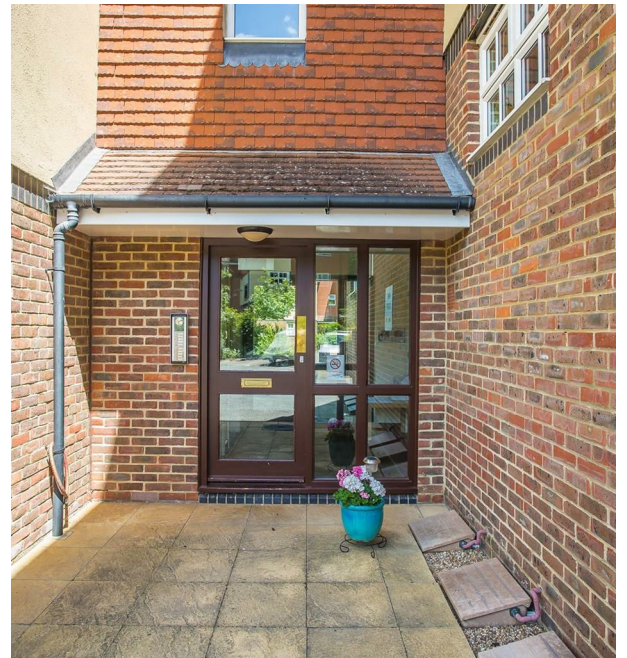
983 Year remaining

MAINTENANCE CHARGES

£1440.00 yearly maintenance charges which includes the building insurance

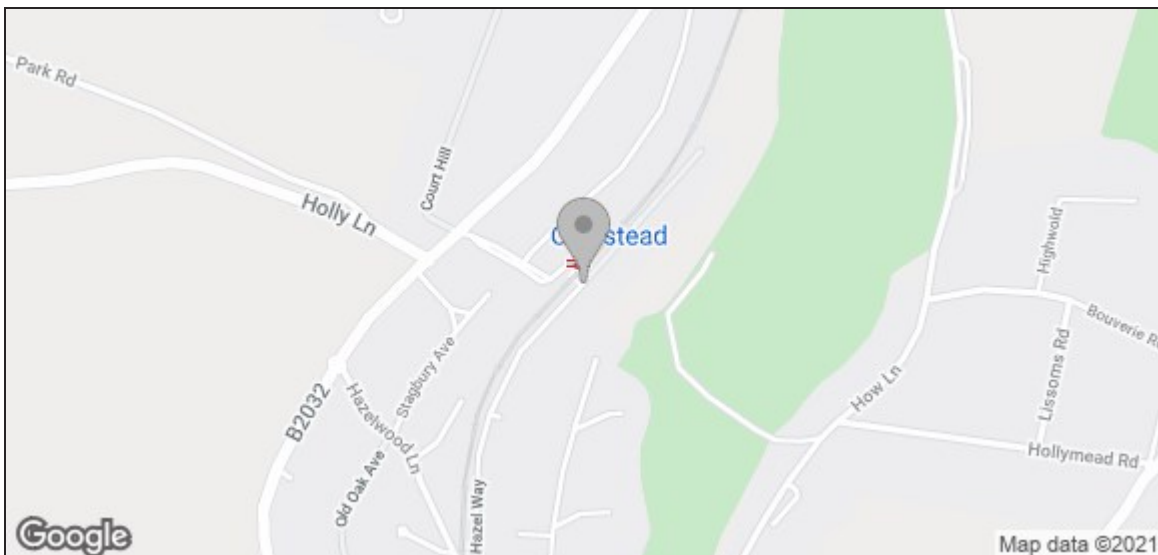
GROUND RENT

Nil



Second Floor

Approx. 60.7 sq. metres (653.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		76	76
(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		78	78
(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	