

WILLIAMS
HARLOW

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Rendel House Banstead, Surrey SM7 2FA

A simply stunning large luxury apartment offering located of the second (Top) floor of this period building. All is set within 28 acres of communal gardens which include area of woodland, formal garden, tennis court and Japanese gardens. All is located along private driveway with electronic gates where there is also allocated parking plus plentiful visitors parking. NO ONWARD CHAIN

£299,000 - Leasehold



COMMUNAL ENTRANCE DOOR

With entryphone system to:-

GENEROUS COMMUNAL ENTRANCE LOBBY

Staircase to:-

SECOND FLOOR

PRIVATE LANDING

Velux window to front and private front door to:-

GENEROUS ENTRANCE HALL

6.53m x 2.87m max measurements (21'5 x 9'5 max measurements)

Recess suitable for desk in bay window with pleasant outlook, downlighters, heating controls, entryphone system, electric heater, airing cupboard with insulated cylinder, doorway through to:-

LOUNGE

7.34m x 4.01m (24'1 x 13'2)

Window to rear, two electric heaters, large storage cupboard, stairs down to:-

KITCHEN/BREAKFAST ROOM

3.38m x 5.18m into attractive bay window to rear (11'1 x 17 into attractive bay window to rear)

Fully fitted with working surfaces incorporating 1 1/2 bowl stainless steel sink drainer with mixer tap, comprehensive range of cupboards and drawers below working surfaces with integrated fridge and freezer, space and plumbing for washing machine, fitted double oven and grill, surface mounted four ring Halogen hob with extractor to side, low level lighting, part tiled walls, downlighters.

BEDROOM ONE

6.22m x 4.34m max dimensions (20'5 x 14'3 max dimensions)

On two levels, attractive bay window to rear, fitted wardrobes, eaves storage cupboard, electric heater.

BEDROOM TWO

3.61m x 2.26m max dimensions (11'10 x 7'5 max dimensions)

Window to rear, electric heater.

BATHROOM

White suite comprising of panel bath with mixer tap and shower attachment, fully enclosed shower cubicle with wall mounted shower, wash hand basin with mixer tap and vanity cupboard below, low level w.c. with concealed cistern, part tiled walls, shaver point, extractor fan, window to rear, downlighters, heated towel rail.

OUTSIDE

THE GROUNDS

The property benefits from being accessed by a private drive with electronically controlled gates. There are 28 acres comprising of areas of woodland and more formal gardens. There is a Japanese garden incorporating a barbecue area and also tennis courts.

LEASE

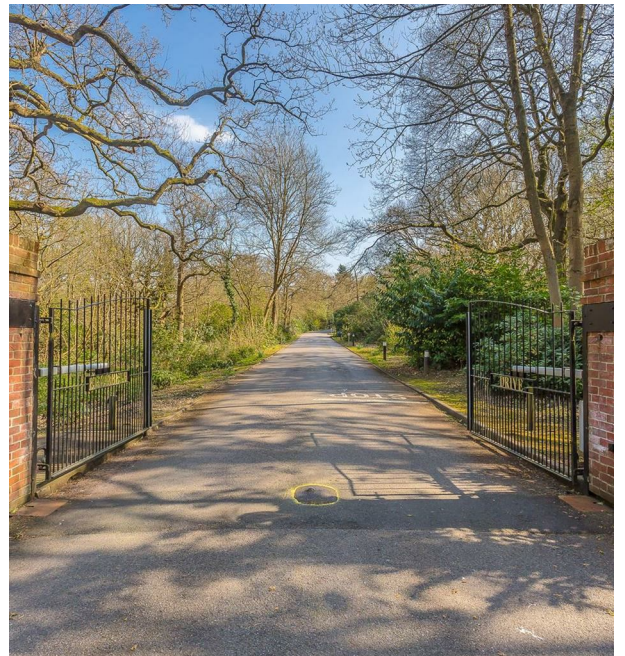
999 Year lease from construction

GROUND RENT

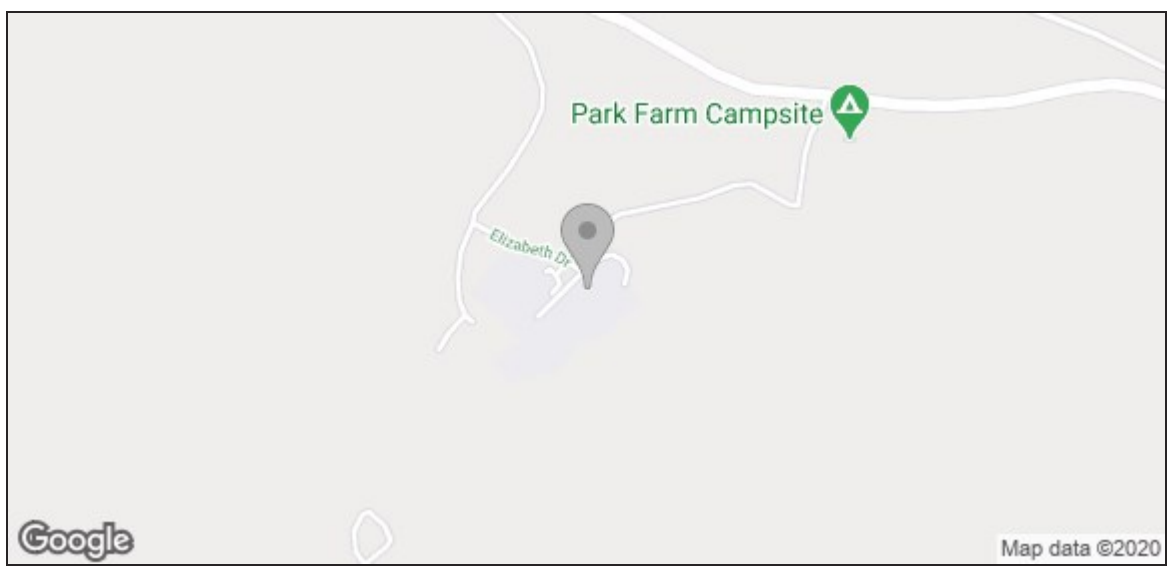
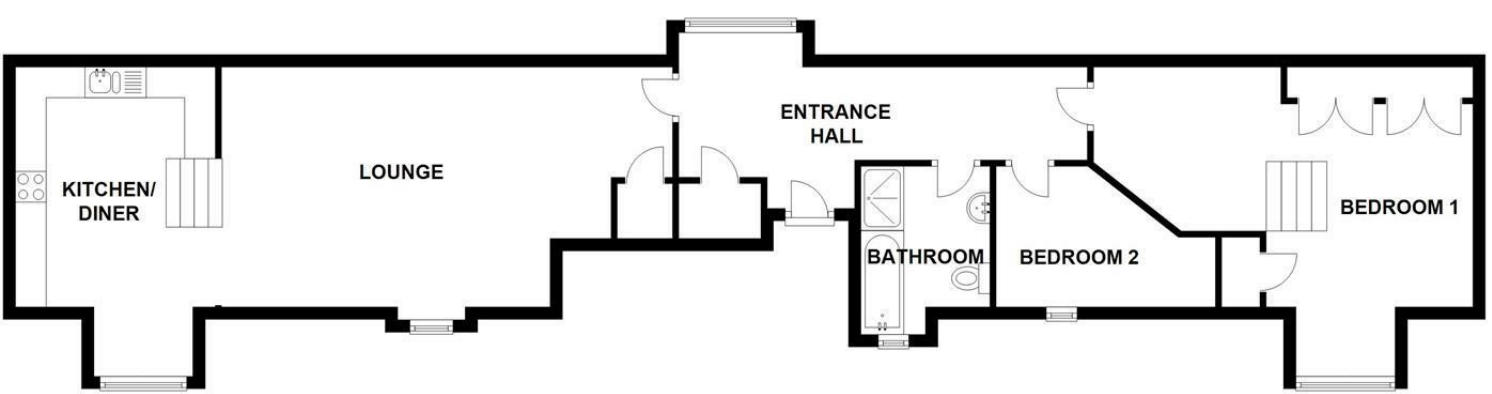
Ground Rent £147.50 per 6 months

MAINTENANCE CHARGES

The last management fee invoice was £2853 (July to December 2020)



SECOND FLOOR
APPROX. 92.1 SQ. METRES (990.8 SQ. FEET)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	78
(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			
(69-80) C			
(55-68) D		58	64
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	