

**WILLIAMS
HARLOW**

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Hurley Close

Banstead, Surrey SM7 1BQ

An opportunity to acquire a purpose built two double bedroom apartment located in this popular development with en-suite facilities to the master bedroom plus an additional main bathroom. The property is presented to a high standard throughout and benefits from a fully fitted kitchen. **SOLE AGENTS**

£318,500 - Leasehold



COMMUNAL ENTRANCE

Video entry phone system. Stairs rising to the:

FIRST FLOOR

Giving access to the:

PRIVATE FRONT DOOR

Leading through to:

ENTRANCE HALL

2.87m x 3.78m maximum (9'5 x 12'5 maximum)

Exposed wooden flooring. Radiator. Downlighters. Thermostat for the gas central heating. Cupboard housing water equipment. Further storage cupboard with shelving.

LOUNGE/DINING ROOM

3.84m x 5.72m (12'7 x 18'9)

Double aspect with obscured glazed window to the side and 2 x further windows to the front. A continuation of the matching exposed wooden flooring. 2 x radiators. Opening through to:

FULLY FITTED KITCHEN

2.46m x 2.90m (8'1 x 9'6)

Fitted with a modern range of wall and base units comprising of a roll edge work surface incorporating a 1 1/2 stainless steel sink drainer with mixer tap. Integral appliances of washing machine, dishwasher, fridge and freezer. There is a fitted oven and grill. Surface mounted four ring electric hob with stainless steel splashback and chimney extractor above. Eye level cupboards benefitting from underlighting, one of which houses the gas central heating boiler. Obscured glazed window to the side. Continuation of the wooden flooring and downlighters.

BEDROOM ONE

4.29m x 2.67m maximum (14'1 x 8'9 maximum)

Window to front. Radiator. Fitted wardrobe with sliding doors providing useful hanging and storage.

EN-SUITE SHOWER ROOM

Fully enclosed shower cubicle with wall mounted shower. Low level WC with concealed cistern. Wash hand basin with mixer tap and vanity drawers below. Tiled floor. Part tiled walls. Ceiling mounted extractor. Downlighters. Heated towel rail. Shaver point and mirror.

BEDROOM TWO

2.90m x 2.69m (9'6 x 8'10)

Window to front. Radiator. Wood effect flooring.

MAIN BATHROOM

White suite. Panel bath with independent shower above the bath and a glass shower screen. Wash hand basin with mixer tap and vanity drawer below. Low level WC with concealed cistern. Shaver point. Part tiled walls and tiled floor. Heated towel rail. Downlighters. Ceiling mounted extractor and mirror.

OUTSIDE

COMMUNAL GARDENS

There are communal gardens principally focused to the rear of the property which comprise areas of lawn with attractive flower/shrub borders and some mature trees.

PARKING

There is one allocated parking space.

LEASE

99 Years from 2010

MAINTENANCE CHARGES

£1200 per annum

GROUND RENT

£500 per annum



Buckle House

Approximate Gross Internal Area = 63 sq m / 678 sq ft

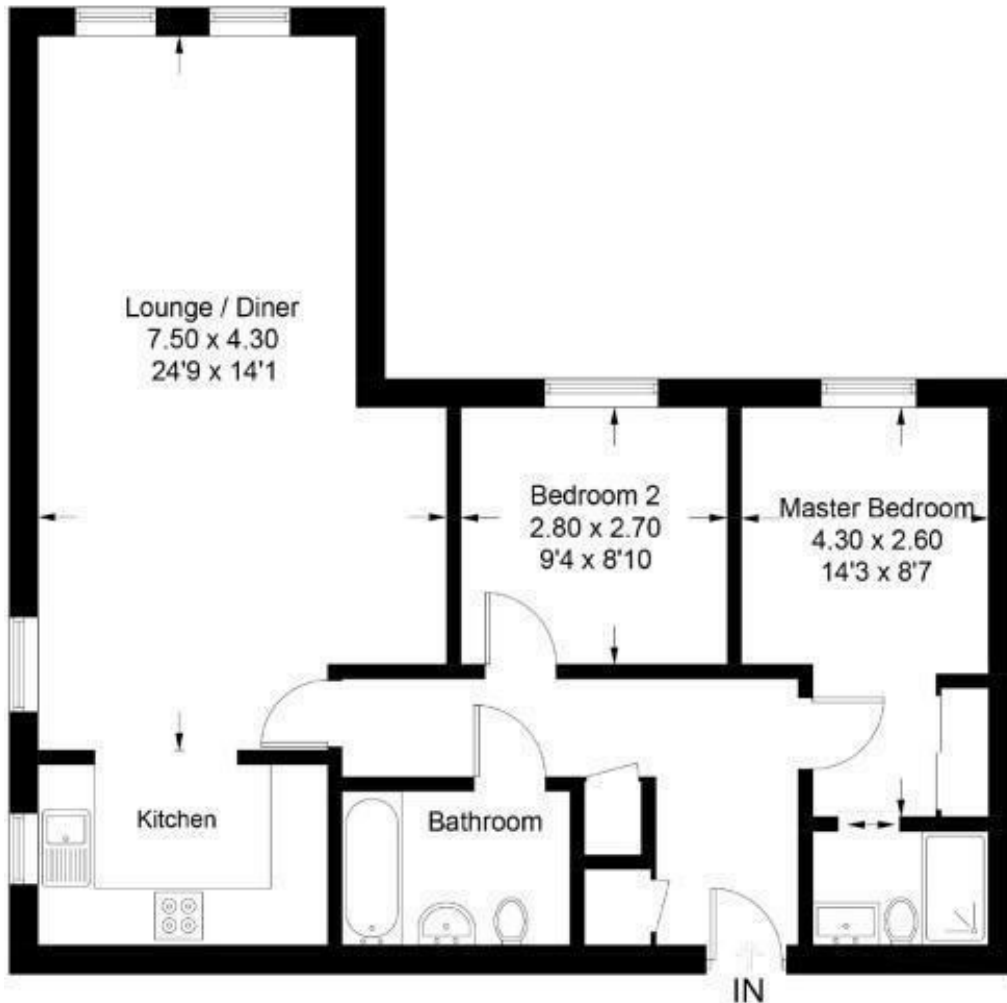
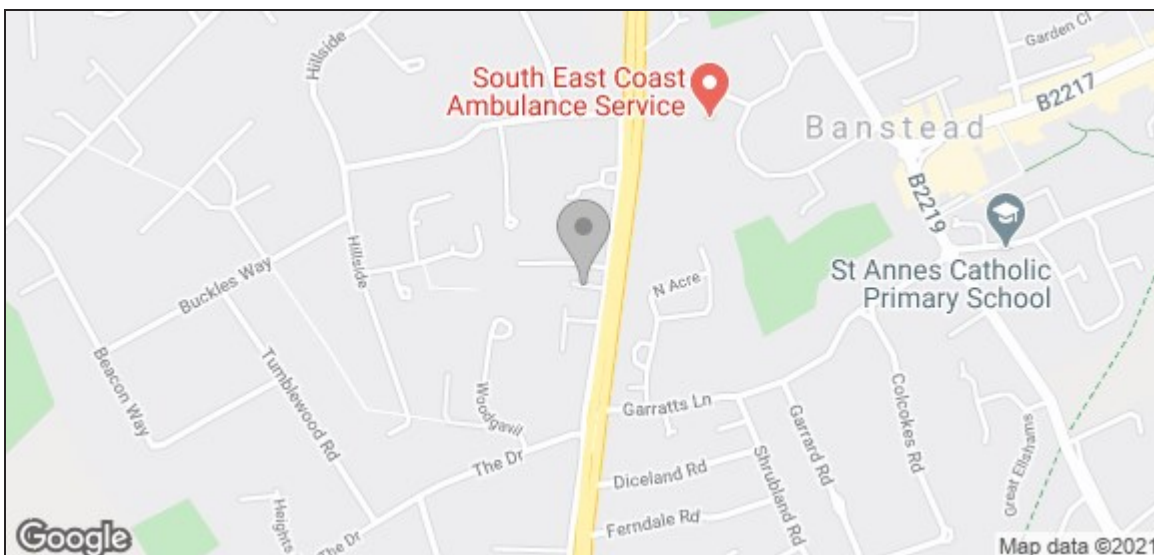


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID384781)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	86
(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		84	85
(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	