



The Tracery, Banstead, Surrey SM7 3DD
£1,550 PCM



**WILLIAMS
HARLOW**



WILLIAMS HARLOW ARE PLEASED TO BRING THIS THREE DOUBLE BEDROOM APARTMENT TO THE MARKET. Situated on the second floor of a tastefully converted development in Banstead it is only a couple of minutes walk away from Banstead Village Centre. Comprising of **THREE DOUBLE** bedrooms, **TWO** bathrooms (1 en-suite), a fully fitted kitchen and a large spacious lounge. Further benefits include gas central heating, double glazing and an allocated car parking space **AND** lift service. Available immediately 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	EU Directive 2002/91/EC	83	84

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			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC	84	85



COMMUNAL FRONT DOOR

With video entry phone system. giving access to:

GENEROUS COMMUNAL ENTRANCE LOBBY

Stairs and lift rising to Second Floor Landing.

SECOND FLOOR

Giving access to:

PRIVATE FRONT DOOR

Leading through to:

GENEROUS ENTRANCE HALL

Wooden flooring. Downlighters. Coving. Radiator. Video entry phone system and alarm control panel. Thermostat for central heating. Access to useful loft void. Cloaks cupboard. Further large linen cupboard with a tiled floor housing the gas central heating boiler.

LOUNGE

5.33m x 3.86m (17'5" x 12'7")

Double aspect room with window to side and front. 2 x radiators. Wall light. Coving.

KITCHEN/BREAKFAST ROOM

3.86m x 2.49m (12'7" x 8'2")

Well fitted with a modern range of wall and base units comprising of roll edge work surfaces incorporating a 1 1/2 bowl stainless steel sink drainer with mixer tap. There are a comprehensive range of cupboards and drawers below the work surface with fitted double oven and grill. Space and plumbing for washing machine. Integral appliances of fridge, freezer and dishwasher. Range of eye level cupboards. Extractor. Surface four ring halogen hob. Part tiled walls and tiled floor. Window to front. Downlighters and coving.

MASTER BEDROOM

4.67m x 3.89m maximum dimensions (15'3" x 12'9" maximum dimensions)

Window to front. Radiator. Downlighters. Coving. Fitted wardrobe and doorway providing access through to:

EN-SUITE SHOWER ROOM

Large walk in shower. Pedestal wash hand basin with mixer tap. Low level WC. Half height tiling. Tiled floor. Heated towel rail. Ceiling mounted extractor. Downlighters and coving.

BEDROOM TWO

3.99m x 2.46m (13'1" x 8'0")

Window to side. Radiator and coving.

BEDROOM THREE

4.06m x 2.03m (13'3" x 6'7")

Window to side. Radiator. Coving

MAIN BATHROOM

White suite. Panel bath with mixer tap. There is an independent shower above and glass shower screen. Low level WC. Pedestal wash hand basin with mixer tap. Part tiled walls and tiled floor. Heated towel rail. Downlighters and ceiling mounted extractor. Coving.

OUTSIDE

The property is surrounded by well maintained communal gardens comprising of areas of lawn, flower and shrub borders.

PARKING

There is one allocated parking space. Visitors parking also available on site.

COUNCIL TAX

Council Tax Band E (£2,462.16) 2020/21



Banstead Office

Call: 01737 370022

31 High Street, Banstead, Surrey,

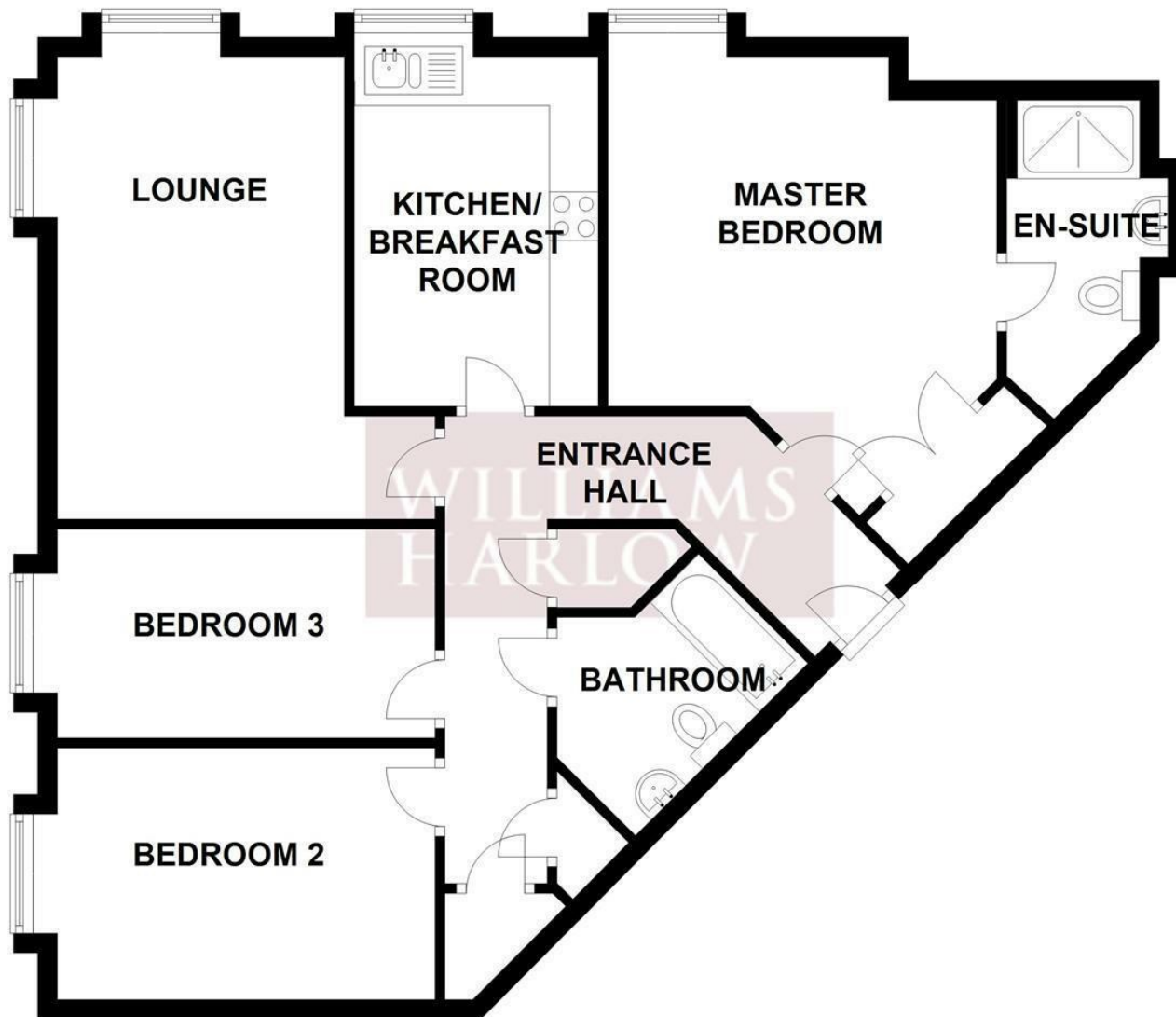
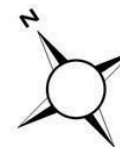
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SECOND FLOOR

APPROX. 84.7 SQ. METRES (912.0 SQ. FEET)



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