



Forge Steading, Banstead, Surrey SM7 2DT  
£1,450 PCM



**WILLIAMS  
HARLOW**



**WILLIAMS HARLOW ARE PLEASED TO PRESENT A RARE THREE DOUBLE BEDROOM APARTMENT LOCATED IN BANSTEAD VILLAGE.** Situated on the first floor of a purpose built block of only 3 apartments and comprises three bedrooms, a modern family bathroom, a fully equipped kitchen and a good size lounge. Further benefits include gas central heating, double glazing and a private garage. Located within a short walk to Banstead Village High Street. Available end of 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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	73	76

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(68-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	76	79



## COMMUNAL ENTRY DOOR

With entry phone system. Giving access through to:

## COMMUNAL ENTRANCE LOBBY

Stairs rising to first floor hallway and:

## PRIVATE FRONT DOOR

Giving access through to:

## GENEROUS ENTRANCE HALL

Wall mounted entry phone system. Alarm control panel. Downlighters, radiator, cloaks cupboard with hanging and storage, further cupboard with shelving currently used by present owners to house their tumble dryer.

## LOUNGE/DINING ROOM

5.08m x 4.34m (16'8 x 14'3)

The room benefits from being double aspect with windows to side and front. Downlighters. Radiator.

## RE-FITTED KITCHEN

2.62m x 2.44m (8'7 x 8'0)

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 spaces for washing machine, cooker, slimline dishwasher and upright fridge freezer. Cupboard housing the gas central heating boiler. There are a comprehensive range of eye level cupboards. Extractor. Tiled walls and floor. Window to rear.

## BEDROOM ONE

4.17m x 3.15m (13'8 x 10'4)

Window to rear, radiator, fitted wardrobe and downlighters.

## BEDROOM TWO

3.18m x 3.10m maximum dimensions (10'5 x 10'2 maximum dimensions)

Window to front. Radiator. Downlighters. Fitted wardrobe.

## BEDROOM THREE

2.92m x 2.67m (9'7 x 8'9)

Window to side, radiator and downlighters.

## RE-FITTED BATHROOM

White suite. Panel bath with mixer tap and shower attachment. There is also an independent shower above the bath and a glass shower screen. Pedestal wash hand basin with mixer tap. Obscured glazed window to side. Recessed lighting. Fully tiled walls and tiled floor. Heated towel rail.

## SEPARATE WC

Low level WC with concealed cistern and obscured glazed window to side. Wash hand basin with mixer tap. Fully tiled walls and tiled floor.

## OUTSIDE

## COMMUNAL GARDENS

The property is surrounded by well maintained communal gardens comprising of hedging, mature flower and shrub borders and some mature trees.

## SINGLE GARAGE

Located in near by block, labelled number 20.

## LOCATION

The property is ideally situated for Banstead Village High Street providing a comprehensive range of High Street shopping facilities and local transport connections.

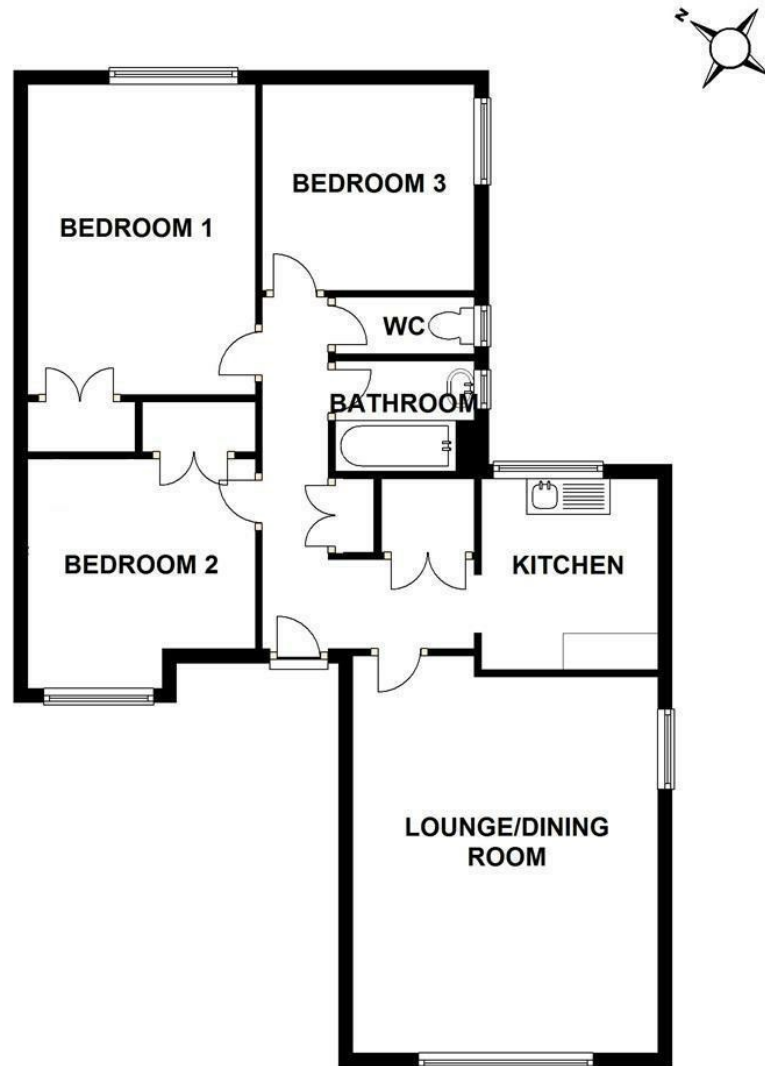
## COUNCIL TAX

Council Tax Band D (£2,072.11) 2021 / 22



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)



TOTAL AREA: APPROX. 75.1 SQ. METRES (808.3 SQ. FEET)

**WILLIAMS  
HARLOW**