



**Hearthstone Field Oaks Way, Merstham, RH1 3FS**  
**Asking Price £295,000**

A two bedroom first floor modern apartment offered to the market with NO ONWARD CHAIN, 25' x 15' kitchen/living room, fitted kitchen, family bathroom and allocated parking. The property is within walking distance to Merstham mainline railway station with good commuter links to London, Gatwick and the South coast and the M23/25 can be accessed at the Hooley Interchange Junction 7.

**COMMUNAL FRONT DOOR**

With entry-phone system giving access to first floor.

**COMMUNAL HALLWAY**

Leading to:

**OWN FRONT DOOR**

Leading to:

**OWN ENTRANCE HALL**

Radiator, power points, media point, smoke alarm, entry-phone system, thermostat for heating, storage cupboard housing electric fuse board and wooden shelving.

**FAMILY BATHROOM**

A white three piece suite comprising low level WC, pedestal wash hand basin, panel enclosed bath with mixer tap and shower attachment, part tiled walls, chrome heated towel rail, extractor, down-lighters, wall mounted shaver point and mirror.

**KITCHEN/LIVING ROOM 25'1 x 15'7****KITCHEN AREA:**

A range of wall mounted and base level units, square top work surface, integrated 4 ring gas hob with integrated electric oven, space and plumbing for washing machine, stainless steel sink with mixer tap, wall mounted Worcester boiler, space for fridge/freezer, part tiled walls, concealed lighting, extractor hood, power points, side aspect Upvc double glazed window, breakfast bar, wood style flooring.

**LIVING ROOM AREA:**

Front aspect JULIET BALCONY with double Upvc doors, side aspect Upvc double glazed window, radiator, power points, continuation of wood style flooring.

**MAIN BEDROOM 13'1 x 10'9**

Full height Upvc double glazed window, radiator, power points, telephone point, media point.

**BEDROOM 2 15'11 x 9'0**

Full height side aspect Upvc double glazed window, radiator, power points.

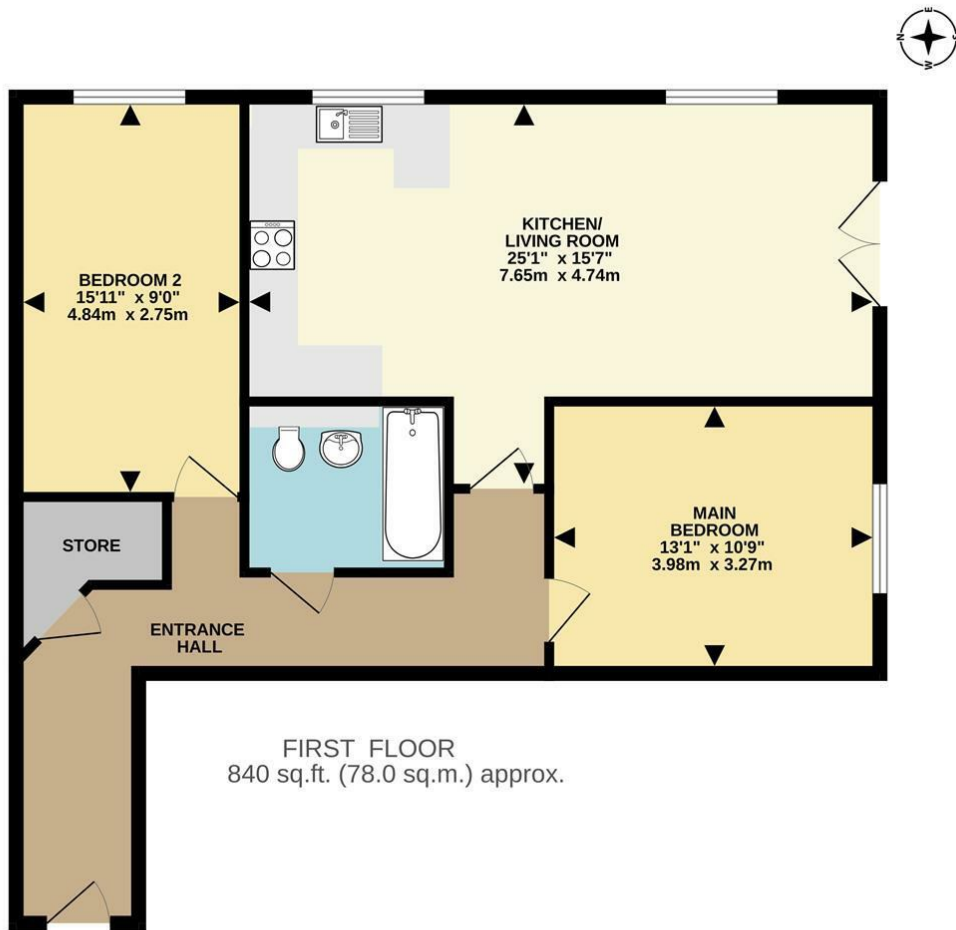
**ALLOCATED PARKING****COUNCIL TAX BAND C****LEASE:**

150 years from September 2016 (141 years remaining).

**SERVICE CHARGE:**

£188.57 per month (£2262.84 per annum)

# Floor Plan

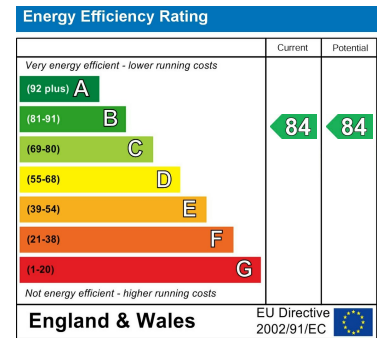


TOTAL FLOOR AREA : 840 sq.ft. (78.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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# Area Map



# Energy Efficiency Graph



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