THOMAS & MAY

ESTATE AGENTS










## 4 High Street, Merstham, RH1 3EA

## Offers In Excess Of £275,000

A three bedroom apartment offered to the market with substantial accommodation, own front door, double glazing, central heating, kitchen/breakfast room, sitting room and family bathroom. The property is situated in the heart of Merstham Village with a two minute walk to Merstham mainline railway station which offers good commuter links to London, Brighton and the South coast. Bus routes serve Redhill town centre which offers a good choice of shops, restaurants and amenities including a weekly market. The M23/25 can be accessed at the Hooley Interchange Junction 7 giving good access to London and the surrounding areas.

**DOUBLE GLAZED FRONT DOOR**
Leading to:

**ENTRANCE HALL**
Front aspect obscured double glazed window, parquet flooring, stairs leading up to first floor landing, storage cupboard, smoke alarm.

**FIRST FLOOR LANDING**
Front aspect Upvc double glazed windows, storage cupboard with shelving, airing cupboard with shelving, side aspect Upvc double glazed window, door to:

**KITCHEN/BREAKFAST ROOM 17'3 x 7'5 (5.26m x 2.26m)**
A range of base level units, wood stripped flooring, side aspect double glazed windows, radiator, power points, roll top work surface, stainless steel sink with mixer tap, space for American style fridge/freezer, space for cooker, wall mounted boiler, tiled walls, space and plumbing for washing machine.

**LIVING ROOM 17'10 x 13'3 (5.44m x 4.04m)**
A double aspect room with front and side aspect Upvc double glazed windows, radiator, power points, built in shelving.

**FAMILY BATHROOM**
A white three piece suite comprising pedestal wash hand basin with mixer tap, low level WC, panel enclosed bath with mixer tap and shower over bath, tiled walls, radiator, rear aspect obscured Upvc double glazed window, wall mounted medicine cabinet,.

**MAIN BEDROOM 18'4 x 8'10 (5.59m x 2.69m)**
Front aspect and rear aspect Upvc double glazed windows, radiator, power points.

**BEDROOM 2 14'6 x 8'11 (4.42m x 2.72m)**
Upvc double glazed window, radiator, wood flooring, power points.

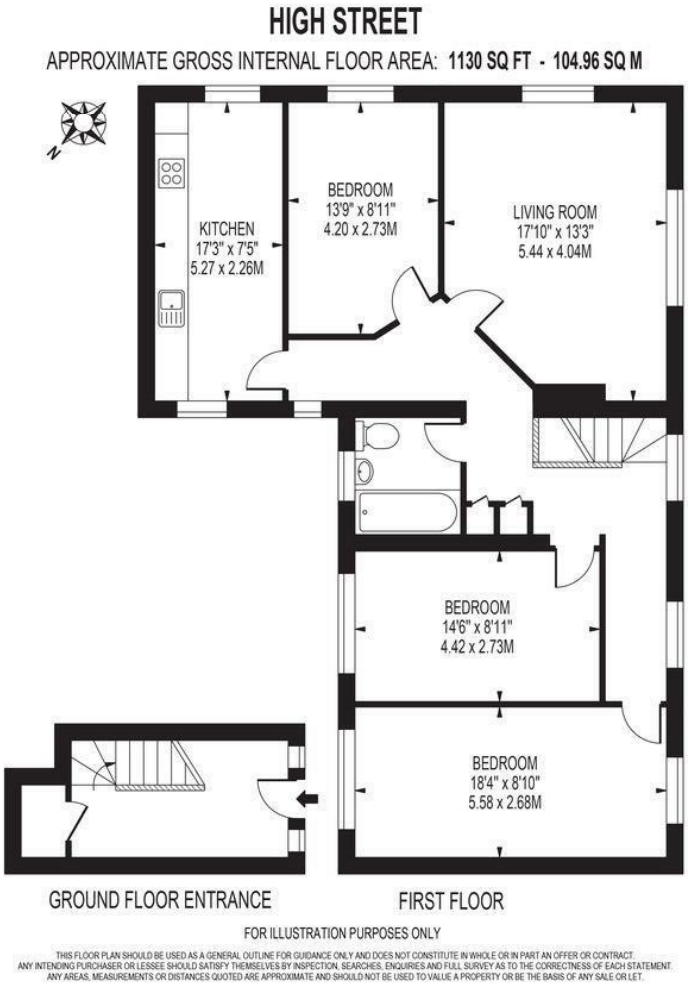
**BEDROOM 3 13'9 x 8'11 (4.19m x 2.72m)**
Side aspect Upvc double glazed window, radiator, power points.

**LEASE:**
83 years remaining.

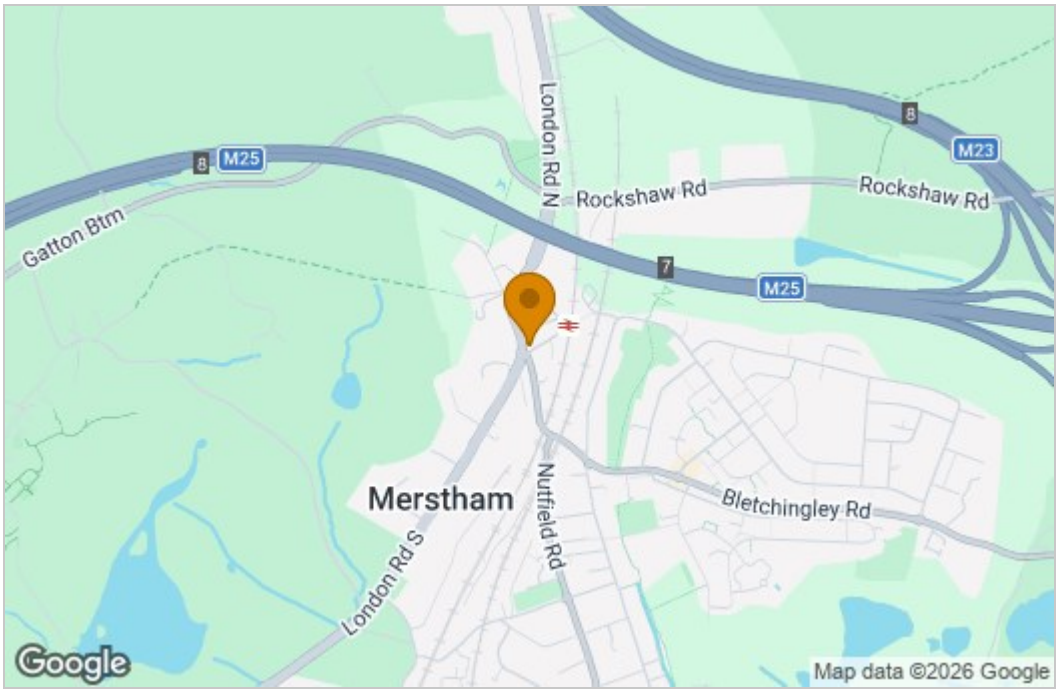
**GROUND RENT**
£100 pa.

**COUNCIL TAX BAND C**

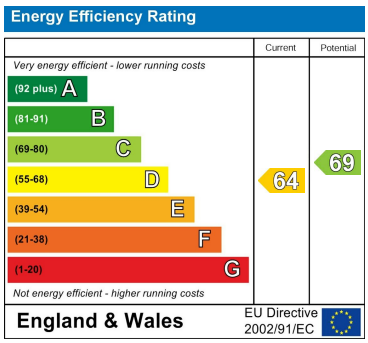
## Floor Plan




## Area Map




## Energy Efficiency Graph




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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