



Flat 4 54 Malmstone Avenue, Merstham, RH1 3NE
Asking Price £225,000

**** NO ONWARD CHAIN **** A well presented one bedroom first floor apartment offered to the market with no onward chain, 19'7 x 11'3 sitting/dining room opening into 9' fitted kitchen with appliances, 10'8 x 10'7 bedroom, family bathroom and parking, being within walking distance to Merstham mainline railway station providing commuter services to London, Gatwick and the South coast. Redhill town centre offers a good choice of shops and restaurants and the M23/25 can be accessed at the Hooley Interchange, Junction 7, providing good motorway links to the surrounding areas.

COMMUNAL ENTRANCE DOOR

Leading through to:

COMMUNAL ENTRANCE HALL

Stairs leading to:

FIRST FLOOR LANDING

Own entrance door leading to:

ENTRANCE HALL

Wood style flooring, entry-phone system, power points, access to loft via hatch, radiator with cover, cupboard housing shelving, cupboard with coat hooks, door to:

FAMILY BATHROOM

A white three piece suite comprising pedestal wash hand basin, low level WC with concealed cistern, panel enclosed bath, separate shower over bath, front aspect obscured Upvc double glazed window, tiled walls, heated towel rail, medicine cabinet, shaver point, extractor fan, down-lighters, wall mounted mirror.

BEDROOM 10'8 x 10'7 (3.25m x 3.23m)

Front aspect Upvc double glazed window, radiator, continuation of wood style flooring, power points, telephone point, double fitted wardrobe, TV aerial point, satellite point.

SITTING/DINING ROOM 19'7 x 11'3 (5.97m x 3.43m)

Rear aspect Upvc double glazed window, continuation of wood style floor, double radiator, power points.

DINING AREA:

With radiator and power points. Opening to:

KITCHEN 9'8 x 7'10 (2.95m x 2.39m)

A range of wall mounted and base level units, roll top work surface, stainless steel sink, integrated oven with 4 ring gas hob and extractor hood over, space and plumbing for washing machine, integrated dishwasher, integrated fridge/freezer, rear aspect Upvc double glazed window, continuation of wood flooring, cupboard housing boiler, power points.

OUTSIDE

ALLOCATED PARKING

COUNCIL TAX BAND B

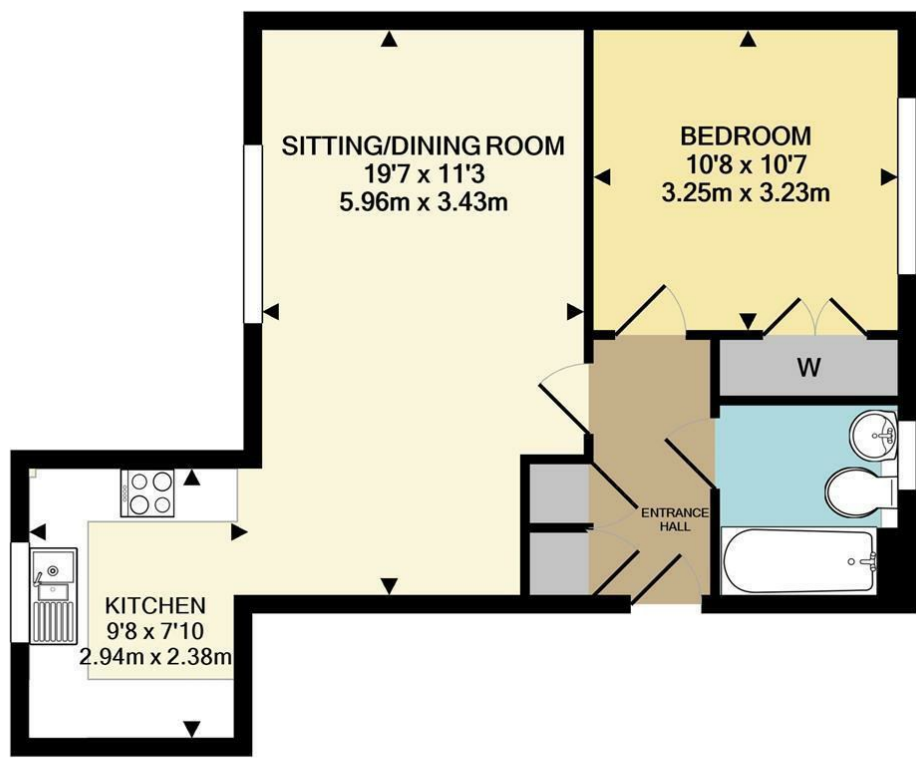
LEASE:

189 years from 1/11/2006 - 170 years remaining.

SERVICE CHARGE:

£2,918.52 per annum (£243.21 payable per month).

Floor Plan



TOTAL APPROX. FLOOR AREA 501 SQ.FT. (46.6 SQ.M.)

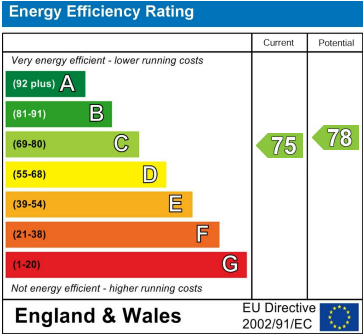
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Area Map



Energy Efficiency Graph



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