



Thanet Court Nailsworth Crescent, Merstham, RH1 3FY
Asking Price £325,000

A two bedroom first floor apartment offered to the market with remainder of NHBC Guarantee, lift to all floors, entry-phone security system, 18' x 17' reception/dining room/kitchen with integrated appliances and Juliet balcony, gas central heating, double glazing, 15' x 10' main bedroom and family bathroom. The property is within walking distance to Merstham Village with mainline railway station providing good commuter links to London, Gatwick and the South coast with bus routes serving Redhill town centre offering a good choice of shops, bars and restaurants and weekly local market.

ENTRY-PHONE SYSTEM

With access to double glazed front door, leading through to:

LOBBY

Security door giving access to:

COMMUNAL ENTRANCE HALL

Lift and stairs leading to:

FIRST FLOOR LANDING

Own front door leading to:

ENTRANCE HALL

Wood style flooring, radiator with cover, smoke alarm, double fitted cupboard with space and plumbing for washer/dryer, wall mounted fuse board, built in shelving, access point, extractor, continuation of wood floor.

RECEPTION/DINING ROOM/KITCHEN 18'6 x 17'3 (5.64m x 5.26m)

KITCHEN AREA:

A range of wall mounted and base level units, square edge work surface, stainless steel sink with mixer tap, built in electric oven, built in 4 ring gas hob with extractor hood over, integrated dishwasher, integrated fridge/freezer, tiled walls, power points, smoke alarm, down-lighters, wood style flooring.

RECEPTION AREA:

Side aspect Upvc double glazed windows, side aspect double glazed patio door giving access to JULIET BALCONY, radiator, storage cupboard housing boiler, continuation of wood style flooring, media point, power points.

FAMILY BATHROOM

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

BEDROOM 1 15'4 x 10'8 (4.67m x 3.25m)

Side aspect Upvc double glazed windows, radiator, power points, fitted wardrobe with hanging rail and shelving.

BEDROOM 2 15'9 x 6'11 (4.80m x 2.11m)

Side aspect Upvc double glazed window, radiator, power points, media point, fitted wardrobe.

LEASE:

999 years from 2021 (994 years remaining)

SERVICE/MAINTENANCE CHARGE

£441 payable quarterly

GROUND RENT

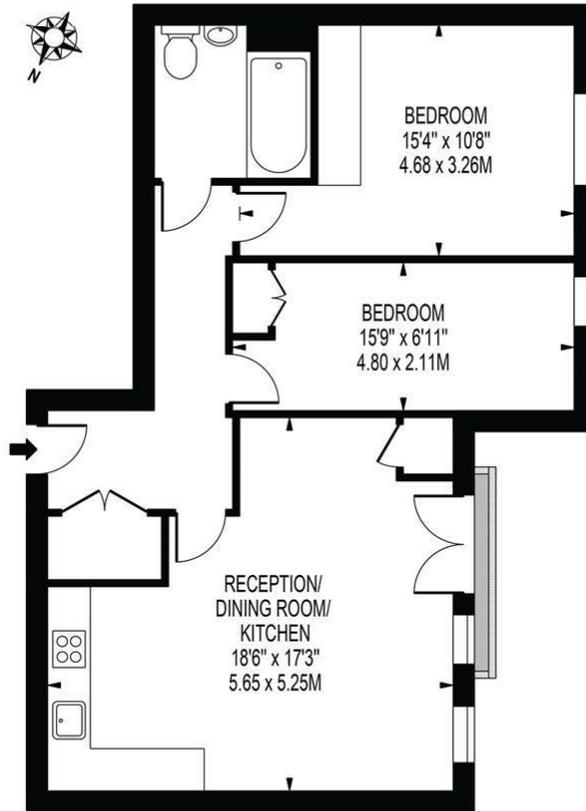
£12 per annum (Peppercorn)

COUNCIL TAX BAND C

Floor Plan

THANET COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 681 SQ FT - 63.23 SQ M



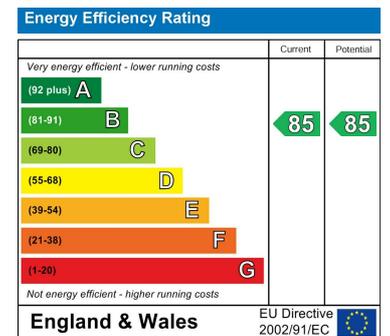
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Area Map



Energy Efficiency Graph



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