



**Flat 2, Scotia Court Station Road North, Merstham, RH1 3GH**  
**Asking Price £260,000**

A one bedroom ground floor luxury apartment offered to the market with 21' x 13' open plan living room/kitchen with integrated appliances, 12' x 11' double bedroom, family bathroom and allocated parking. Located within Merstham Village, the apartment is within walking distance to Merstham mainline station providing good commuter links to London, Gatwick and the South coast and the M23/25 can be accessed at the Hooley Interchange Junction 7. Bus routes serve Redhill town centre which offers a local weekly market and a good choice of shops, restaurants and bars.

## **COMMUNAL FRONT DOOR**

Leading to:

## **COMMUNAL ENTRANCE HALL**

With entry-phone system, leading to:

## **OWN FRONT DOOR**

Leading to:

## **ENTRANCE HALL**

Wood style flooring, radiator, smoke alarm, power points, storage cupboard housing hanging rail, media point, electric meter, electric fuse board, door to:

## **FAMILY BATHROOM**

A white three piece suite comprising low level WC with concealed cistern, panel enclosed bath with separate shower over bath, inset wash hand basin with chrome style mixer tap, tiled splash-back, down-lighters, extractor, chrome heated towel rail, part tiled walls, continuation of wood style flooring.

## **BEDROOM 12'11 x 11'2 (3.94m x 3.40m)**

Side aspect Upvc double glazed window, radiator, power points, double fitted wardrobe with mirror-glide doors, thermostat for heating.

## **LIVING ROOM/KITCHEN 21'6 x 13'10 (6.55m x 4.22m)**

### **KITCHEN AREA:**

A range of wall mounted and base level units, roll top work surface, stainless steel sink with mixer tap, integrated electric oven with 4 ring gas hob and extractor hood above, space and plumbing for washing machine, integrated dishwasher, integrated fridge/freezer, power points with USB points, concealed lighting, down-lighters, extractor, continuation of wood style flooring.

### **LIVING ROOM AREA:**

Side aspect Upvc double glazed windows, two radiators, power points, cupboard housing boiler and storage, continuation of wood style flooring.

## **OUTSIDE**

## **ALLOCATED PARKING BAY 2**

## **COUNCIL TAX BAND C**

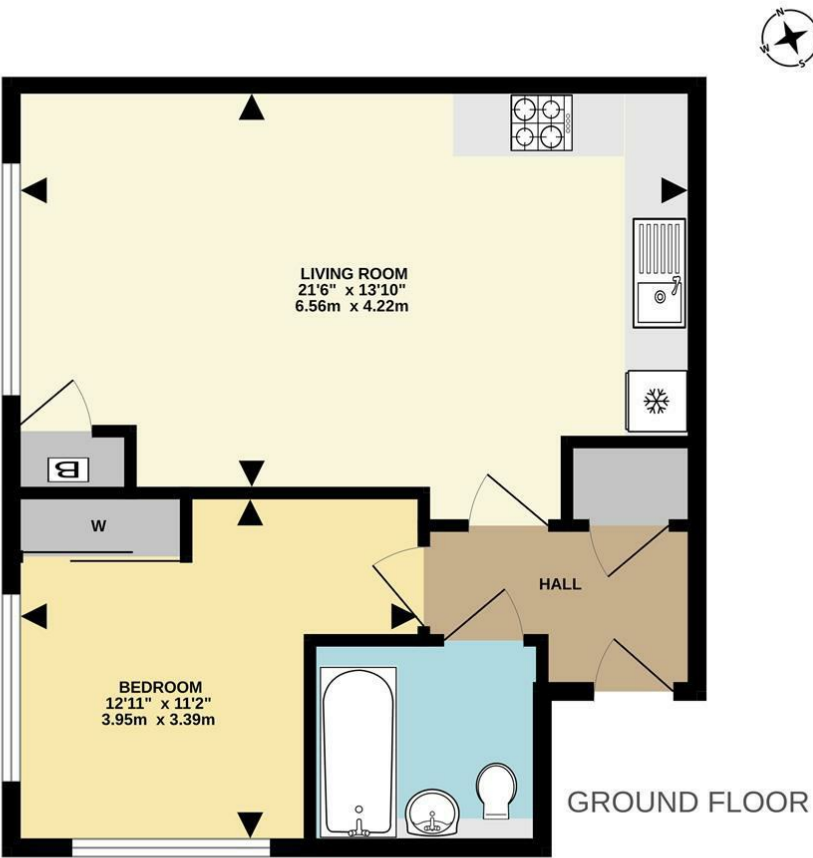
### **LEASE:**

999 years from August 2021 (995 years remaining)

### **SERVICE CHARGE:**

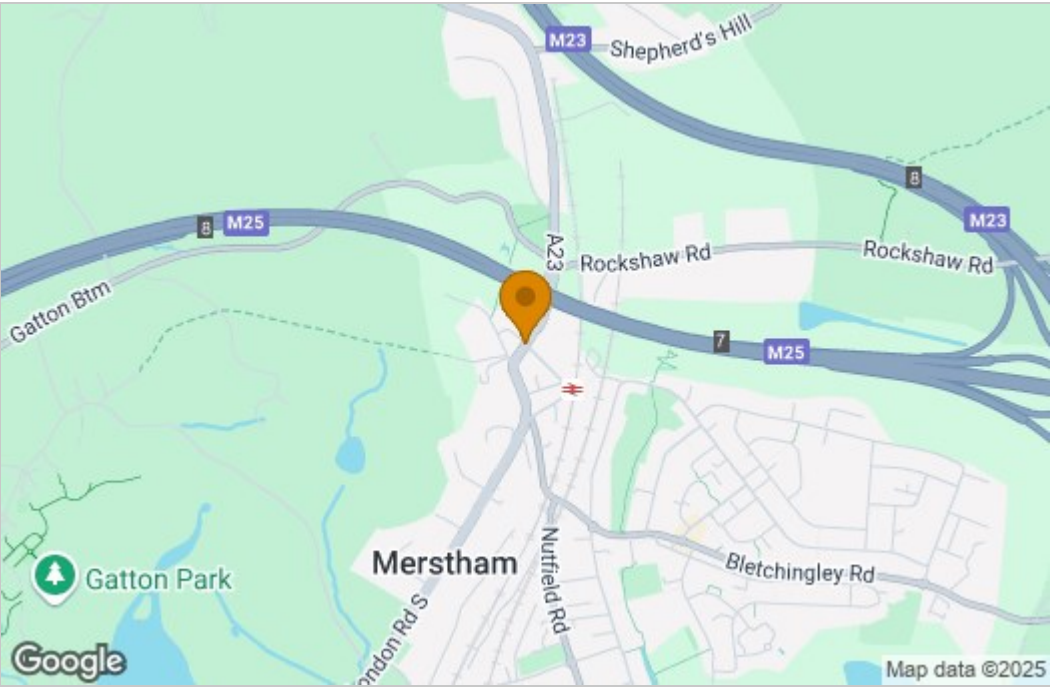


Floor Plan

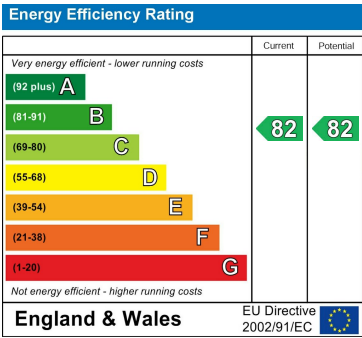


TOTAL FLOOR AREA: 506 sq.ft. (47.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Area Map



Energy Efficiency Graph



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