

13 London Road South Merstham, RH1 3AU

Offers in the Region Of £340,000 Share of Freehold

2 Bedrooms | 2 Bathrooms | 1 Reception

IVY GATE™



Summary:

Ivy gate are pleased to present this two bedroom top floor apartment located in Merstham. The apartment is 0.2 miles to Merstham train station. Merstham Village benefits from local doctors, dentist, cafes and shops. The apartment comprises: main bedroom with en-suite, the second bedroom is also a good size. Spacious open plan living/dining room with modern fitted kitchen with integrated appliances. The apartment comes with allocated parking, communal gardens. The area offers local shops, schools and Merstham mainline railway station providing commuter links to London, Gatwick and the South coast. Redhill town centre offers more comprehensive shopping facilities and restaurants, and the M23/25 can be accessed at Junction 7 & 8 providing good motorway connections to the surrounding areas. Lease 107 Years, Service Charge: £2531.86 Council Tax: D, EPC: C

Top Floor Apartment

Modern Kitchen

Share Of Freehold

Two Double Bedrooms

En-suite

Allocated Parking

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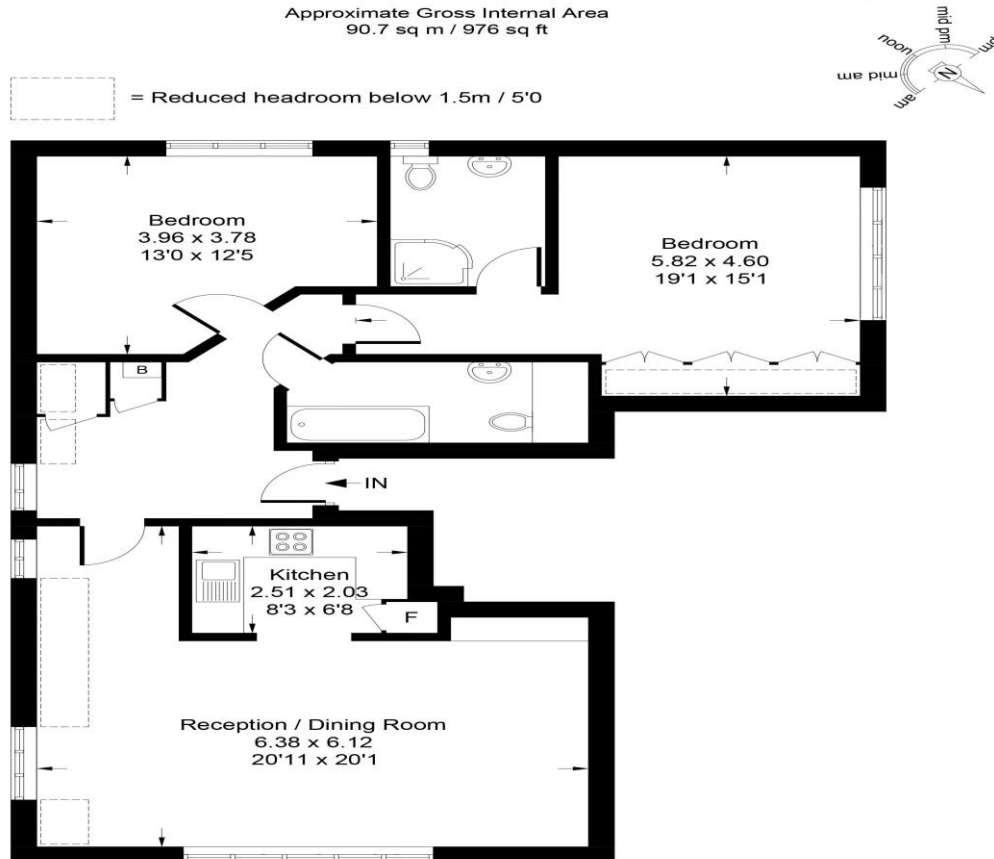
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Rookwood Place, 13 London Road, South Merstham, RH1

Approximate Gross Internal Area
90.7 sq m / 976 sq ft



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Ivy Gate by IDENTIKA LTD

Tenure: Share of Freehold

Council Tax: D

Local Authority: Reigate and Banstead Borough Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92+)		
B (81-91)			
C (69-80)		80	80
D (55-68)			
E (39-54)			
F (21-38)			
Not energy efficient - higher running costs	G (1-20)		

England & Wales EU Directive 2002/91/EC
WWW.EPC4U.COM

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.