



**3 Downside Court, Merstham, RH1 3EL**  
**Asking Price £299,950**

A two bedroom ground floor apartment offered to the market with the benefit of own front and rear gardens, garage en bloc, fitted kitchen with integrated appliances, sitting room with double doors opening onto garden and family bathroom. The property is within walking distance to Merstham mainline railway 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.

## **COMMUNAL FRONT DOOR**

With entry-phone system, giving access to:

## **COMMUNAL HALLWAY**

## **OWN WOODEN FRONT DOOR**

Giving access to:

## **OWN ENTRANCE HALL**

Radiator, wood flooring, spot-lights, smoke alarm, power points, Hive thermostat for central heating, door to:

## **KITCHEN 11'1 x 7'2 (3.38m x 2.18m)**

A range of wall mounted and base level units in Shaker style, wooden work surface, integrated four ring gas hob with integrated electric oven, extractor hood. space and plumbing for washing machine, space for American style fridge/freezer, integrated slim-line dishwasher, tiled floor, power points, down-lighters, rear aspect Upvc double glazed window overlooking rear garden, dimmer switch, radiator.

## **FAMILY BATHROOM**

A white three piece suite comprising low level WC, pedestal wash hand basin with mixer tap, panel enclosed bath with mixer tap and shower attachment, separate shower over bath, wall mounted mirror, downlighters, rear aspect obscured double glazed window, chrome heated towel rail, tiled floor, storage cupboard housing boiler.

## **SITTING ROOM 14'11 x 11'3 (4.55m x 3.43m)**

Continuation of wood flooring, rear aspect Upvc double glazed doors giving access to rear garden, radiator with cover, down-lighters, power points.

## **MAIN BEDROOM 14'5 x 11'7 (4.39m x 3.53m)**

Front aspect Upvc double glazed window, radiator, power points, continuation of wood flooring, coved ceiling.

## **BEDROOM 2 11'7 x 8'0 (3.53m x 2.44m)**

Front aspect Upvc double glazed window, radiator, power points, coved ceiling, dimmer switch.

## **OUTSIDE**

## **OWN REAR GARDEN 25'0 x 15'1 (7.62m x 4.60m)**

Own rear garden with decked area, panel fencing, lighting, outside power point, side access.

## **GARAGE EN BLOC 17'7 x 8'0 (5.36m x 2.44m)**

## **OWN FRONT GARDEN**

Area of level lawn.

## **COUNCIL TAX BAND C**

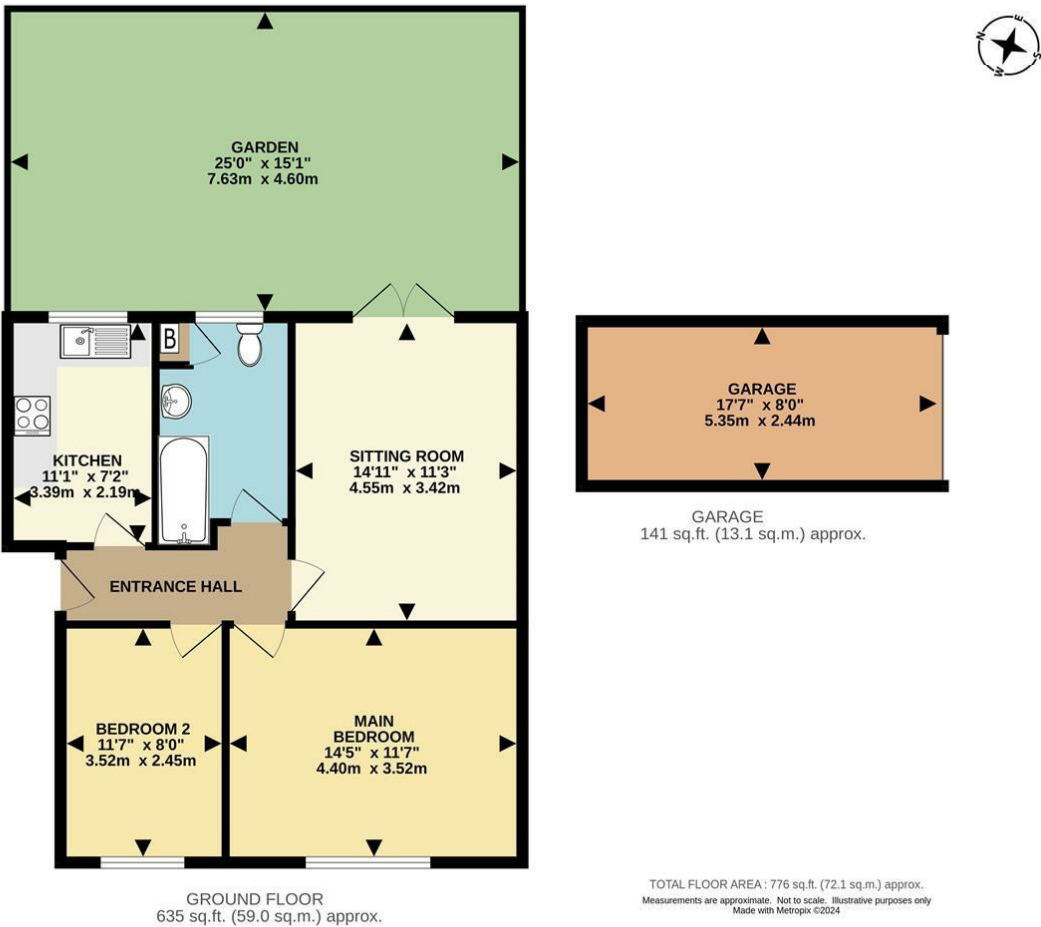
## **LEASE:**

Lease: 959 years remaining

Service Charge: £1909 pa

Ground Rent: £15 pa

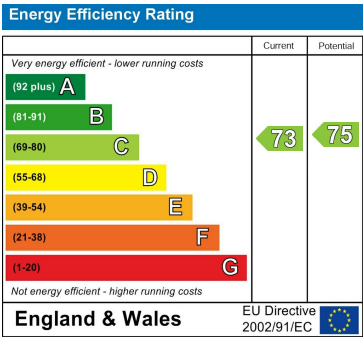
Floor Plan



Area Map



Energy Efficiency Graph



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