



## Scotia Court Station Road North, Merstham, RH1 3GH

### Asking Price £415,000

Ideal for young professionals who want a spacious base outside London within 35 minutes of London Bridge and Victoria. Nestled just a one minute walk from Merstham Station, this second floor apartment has the feel of a penthouse as it's private balcony is not overlooked. Spanning a massive 979 square feet, the apartment offers a perfect blend of modern living and comfort. It boasts two well-appointed bedrooms and two contemporary bathrooms, making it a stylish retreat. The apartment has a 990+ year lease, low service charges and is 100% owned by the sellers. With double and secondary glazing it is not surprising that its EPC rating of B cannot be improved, keeping running costs to a minimum.

Located in Merstham Village, residents will enjoy the convenience of local amenities, including shops, schools, and parks, all within easy reach as well as Merstham mainline railway Station providing good commuter links to London, Gatwick and the South Coast. Access to the motorway (both M23 & M25) is at the M25 Junction 7 (Hooley Interchange) with connection to Gatwick and Heathrow airports.

**Description:**

Upon entering, you are welcomed into the entrance hall which has generous storage and then to the spacious living room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The layout is thoughtfully designed to maximise space and light, creating a bright and airy environment throughout. The modern kitchen is equipped with high-quality fixtures and fittings, ensuring that it meets the needs of any culinary enthusiast.

Built in 2022, this property benefits from the latest building standards, secondary glazing as well as double glazed windows offering energy efficiency (the EPC report says it cannot be improved!) and a contemporary design. The double bedrooms are generously sized while the bathrooms feature modern amenities that enhance the overall appeal of the home.

Located in Merstham, residents will enjoy the convenience of local amenities, including shops, schools, and parks, all within easy reach as well as the main station.

**Entrance Hall**

With 2 large storage areas, leading to:

**Bathroom**

Comprising bath, basin and low level WC.

**Bedroom 2 16'1" x 10'3" (4.90m x 3.12m)**

Large double bedroom, with ample space for wardrobes.

**Main Bedroom 16'7" x 11'0" (5.05m x 3.35m)**

Superbly spacious main bedroom with built in wardrobes and ample space, door leading to:

**Luxurious En-Suite Shower Room**

Comprising shower, wash hand basin and WC.

**Living Room 23'7 x 17'10 (7.19m x 5.44m)**

Breath-taking open plan living area comprising state-of-the art kitchen with built in dishwasher, fridge, freezer and washing machine. This space can be configured as you wish, with plenty of space for dining room table, spacious seating and enjoys a secluded large PRIVATE BALCONY.

**Allocated Undercroft Parking****Council Tax Band D**



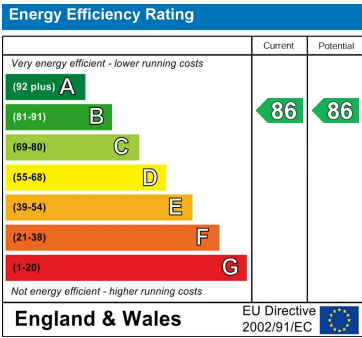
Floor Plan



Area Map



Energy Efficiency Graph



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