



3 Griffin House, Merstham, RH1 3LL
Asking Price £230,000

A modern purpose-built first floor apartment constructed in 2019, immaculately presented and offering stylish communal spaces and high specification interiors including one double bedroom with built-in wardrobes, an integrated kitchen and a well-appointed contemporary bathroom. Further benefits include entry-phone access, off-street parking and built-in storage. Ideal for investors or first time buyers and offered to the market with NO ONWARD CHAIN.

COMMUNAL ENTRANCE

With stairs leading up to:

FIRST FLOOR

OWN FRONT DOOR

Leading to:

OWN ENTRANCE HALL

Door to:

KITCHEN/LIVING/DINING ROOM 14'3 x 21'5
(4.34m x 6.53m)

DOUBLE BEDROOM 12'7 (max) x 10'5 (3.84m
(max) x 3.18m)

With built-in wardrobes.

MODERN BATHROOM 5'2 x 10'5 (1.57m x
3.18m)

Suite comprising bath with shower over. wash hand basin and WC.

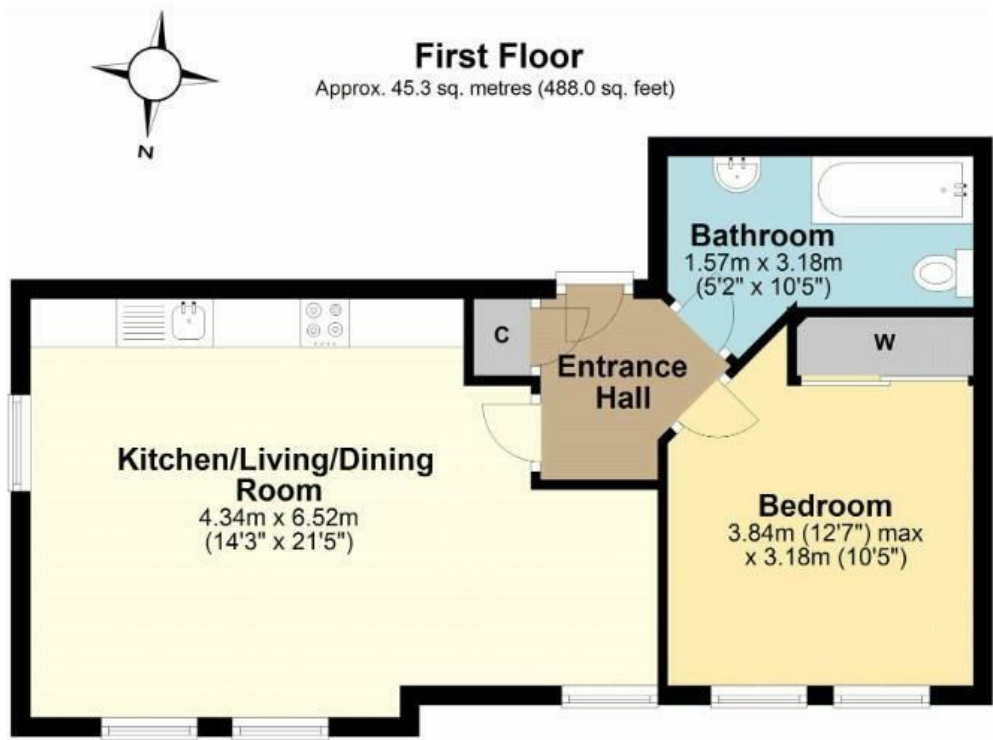
OUTSIDE

OFF STREET PARKING

WELL MAINTAINED COMMUNAL SPACES

COUNCIL TAX BAND B

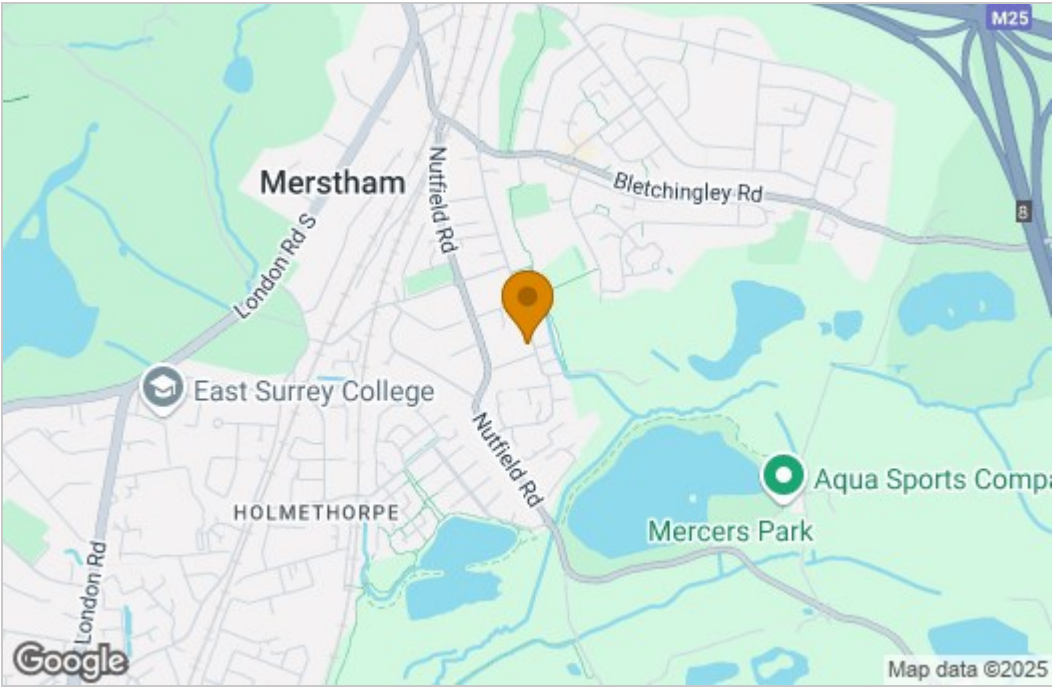
Floor Plan



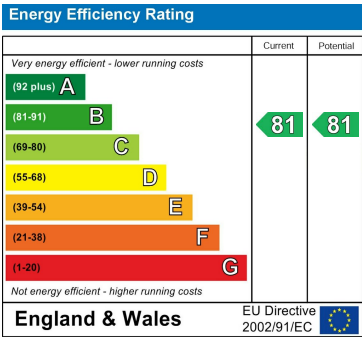
Total area: approx. 45.3 sq. metres (488.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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