



52 MILL LANE, MERSTHAM, SURREY, RH1 3HQ
£280,000
LEASEHOLD - SHARE OF FREEHOLD

***** FIRST FLOOR TWO BEDROOM APARTMENT WITH A BALCONY, GREAT VIEWS AND A SHARE OF THE FREEHOLD *****

Situated in a lovely, quiet cul de sac, this modern first/top floor apartment benefits from a share of the freehold, and is being sold with a 999 year lease.

Through your front door there is an entrance hall with an airing cupboard and built in storage, there is a living room with double doors to a private balcony, which offers great views. There is a separate dining area and a fitted kitchen that also overlooks the fields. There are two bedrooms, the larger of which has a fitted wardrobe, and there is a family bathroom.

Outside there are well kept communal areas, a communal lawn garden to the rear of the property and both resident and visitor parking spaces within the development.

Nearby there is some beautiful countryside, including Mercers Park, which offers fishing and a range of water sports. You have a Tesco express located only a third of a mile away, there is also a Pharmacy and a Nursery.

In addition, Merstham train station can be found around a mile to the north, and offers direct trains to London.

- TOP FLOOR APARTMENT
- LOUNGE
- BALCONY
- OFF ROAD PARKING
- COUNCIL TAX BAND: C
- TWO BEDROOMS
- KITCHEN/DINING SPACE
- GREAT VIEWS
- SHARE OF FREEHOLD
- EPC RATING: D





ROOM DIMENSIONS:

ENTRANCE HALL

10'1 x 3'3 (3.07m x 0.99m)

LOUNGE

15'8 x 10'1 (4.78m x 3.07m)

BALCONY

DINING ROOM

8'0 x 7'3 (2.44m x 2.21m)

KITCHEN

9'9 x 7'2 (2.97m x 2.18m)

BEDROOM ONE

10'11 x 9'8 (3.33m x 2.95m)

BEDROOM TWO

9'8 x 6'5 (2.95m x 1.96m)

BATHROOM

7'2 x 5'5 (2.18m x 1.65m)

ELECTRIC HEATING

DOUBLE GLAZED WINDOWS

OFF ROAD PARKING

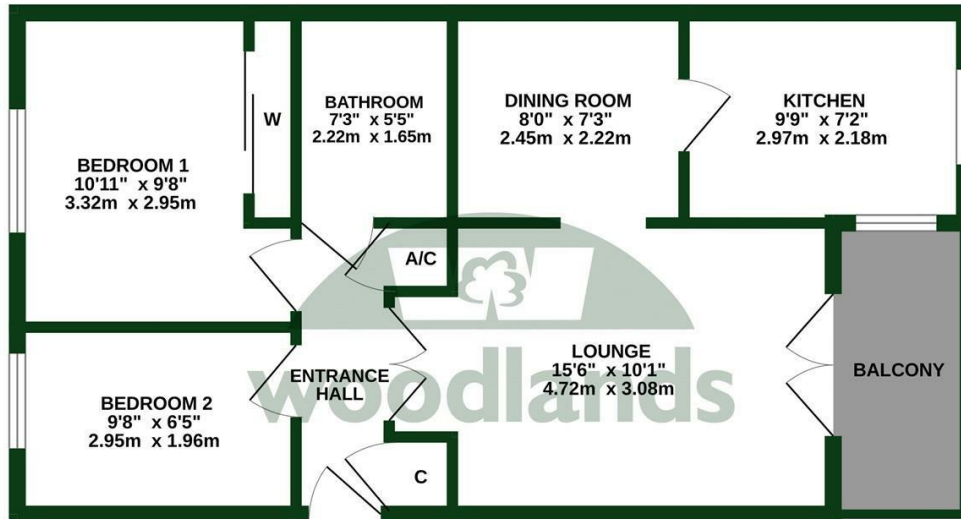
SHARE OF FREEHOLD

YEARS REMAINING ON LEASE: 999

SERVICE CHARGES: £1,560 PA (£130 PCM)



TOP FLOOR
525 sq.ft. (48.8 sq.m.) approx.



TOTAL FLOOR AREA : 525 sq.ft. (48.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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