


woodlands
01737 771777
for sale
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9 RADSTOCK WAY, MERSTHAM, SURREY, RH1 3NF

**£220,000
LEASEHOLD**

***** SPACIOUS, ONE BEDROOM APARTMENT WITH A BALCONY AND A PRIVATE GARDEN *****

Situated within easy reach of local shops and transport links to central London, this well presented property is a generous size, and benefits from both a balcony and a private garden.

On the ground floor there is a communal entrance way, that serves only four properties. On the first floor you have a handy storage cupboard within the communal hallway. Through the front door there is an entrance hall with built in storage. There is a spacious lounge/dining room, with two double glazed windows to the front, then there is a separate, modern kitchen, that has a double glazed overlooking the gardens. The bedroom is a good size double, with a built in wardrobe, and there is a bathroom.

Outside you have a sizeable private garden to the rear, which mostly laid to lawn, with a raised deck and a timber shed.

In addition to the local shops nearby, which includes a library and coffee shop, there are also additional shops up near Merstham Station. The station itself provides direct trains to central London in under 30 minutes, as well as connections to Gatwick and the south coast.

- FIRST FLOOR
- LOUNGE/DINING ROOM
- DOUBLE BEDROOM
- PRIVATE GARDEN
- COUNCIL TAX BAND: B
- SPACIOUS APARTMENT
- MODERN KITCHEN
- BALCONY
- CLOSE TO STATION
- EPC RATING: E





ROOM DIMENSIONS:

ENTRANCE HALL

12'11 x 8'1 (3.94m x 2.46m)

LOUNGE/DINING ROOM

15'11 x 12'8 (4.85m x 3.86m)

KITCHEN

12'5 x 8'1 (3.78m x 2.46m)

DOUBLE BEDROOM

12'8 x 9'4 (3.86m x 2.84m)

BATHROOM

8'8 x 5'0 (2.64m x 1.52m)

GAS CENTRAL HEATING

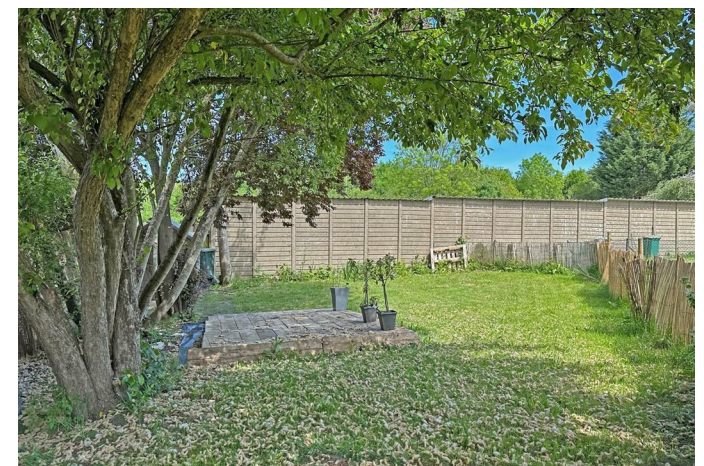
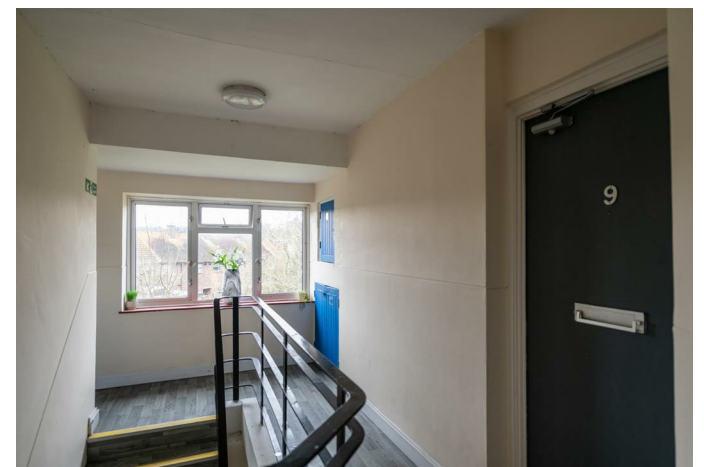
DOUBLE GLAZED WINDOWS

PRIVATE GARDEN

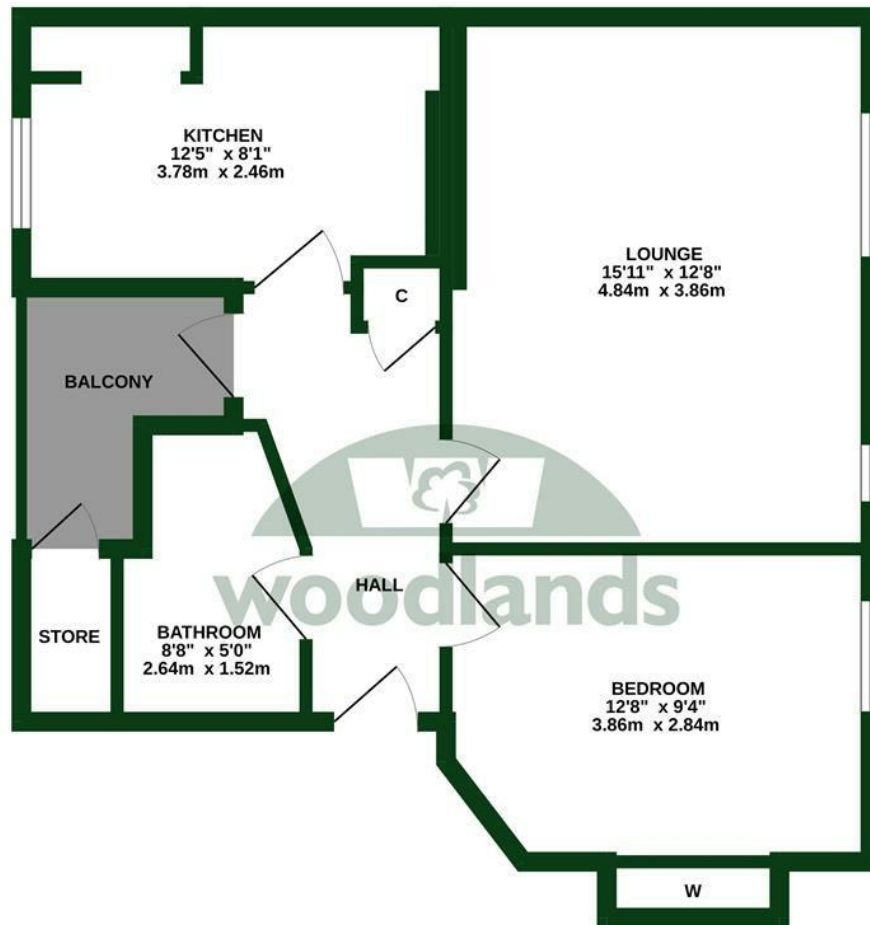
YEARS REMAINING ON LEASE: 90

GROUND RENT: £10 PER ANNUM

**SERVICE CHARGES: £439.11 FOR APRIL
2024/MARCH 2025**



FIRST FLOOR
546 sq.ft. (50.7 sq.m.) approx.



TOTAL FLOOR AREA : 546 sq.ft. (50.7 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	53	64
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

To view this property please call 01737 771777

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