



Connells

Downside Court Nutfield Road
Merstham



For any first time buyers this apartment will give you complete peace of mind - chain free, lengthy remaining lease term & for anyone that is looking to commute Merstham train station is only a short walk away along with local shops.

If you are looking to be creative & would like to have the opportunity to mould an apartment to your very own taste, you have the perfect chance to let your imagination go wild here.

The living room is filled with natural daylight & has French doors that open up to a private balcony.

The kitchen is fitted with a range of storage units along with space for appliances & there is even enough space for a small table & chairs.

The main double bedroom is more than generous, with fitted wardrobes & offering ample floor space for a king size bed & other furniture pieces & bedroom two is also a comfortable double.

The bathroom would benefit from some updating but will allow for you to indulge in a luxury bathroom suite.

In the warmer months you will certainly want to spend time in the private patio garden which can be found to the rear of the block. With plenty of room to barbecue & dine alfresco, it offers a fabulous degree of privacy with an array of mature shrubs & trees.

Outside there is parking for residents & if you are after even more storage space there is a garage-en-bloc which has a newly fitted up & over door too.

The monthly rent is £254.27 and the monthly service charge is £141.70, both of which are reviewed annually in April.



Entrance Hallway

Living Room

14' 5" x 11' 6" (4.39m x 3.51m)

With access to a:

Private Balcony

Kitchen

11' 4" x 7' (3.45m x 2.13m)

Bedroom One

12' 8" Plus Fitted Wardrobes x 11' 1" (3.86m Plus Fitted Wardrobes x 3.38m)

Bedroom Two

11' 6" x 7' 11" (3.51m x 2.41m)

Bathroom

8' 9" x 6' 4" (2.67m x 1.93m)

Outside

Private Garden

Garage-En-Bloc

Parking









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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43 Station Road
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EPC Rating: Awaited

Tenure: Leasehold

view this property online [connells.co.uk/Property/RED406952](https://www.connells.co.uk/Property/RED406952)

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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