



Connells

Thanet Court Nailsworth Crescent
Merstham

Thanet Court Nailsworth Crescent Merstham RH1 3FY

for sale

£300,000 - £325,000 guide price



You will find the location of the apartment just can't get any better. You benefit from being close by to the train station and Merstham's railway links get you up into London in just over 30 minutes. A short walk away is a parade of shops, perfect for topping up on the everyday essentials.

Set in a contemporary and modern building built in 2020, heading through the very well looked after communal foyer you will find a lift which services all floors within the block.

Internally the welcoming hallway leads you to the dual aspect open plan living and dining space which has French doors that open to the balcony where outdoor furniture can be positioned, and you can enjoy alfresco dining in the warmer months.

This room also incorporates a stylish kitchen which is fitted with a range of matching wall and base units into which appliances are integrated for you.

The principal suite here features a deep fitted wardrobe whilst the second bedroom offers complete versatility with space for a bed and for those of you that require a quiet space to work from there is also space for a desk and chair.

The bathroom is finished in a fresh white suite where you can kick start your day with an invigorating shower or soaking in the tub at the end of the busy day.

Externally there are ample parking bays for all the residents of Thanet Court to make use and a communal garden to the rear.



Entrance Hallway

Fitted Kitchen Area

Open Plan Living & Dining Area

19' 2" Into Kitchen Area x 13' 7" (5.84m Into Kitchen Area x 4.14m)

With access out onto a:

Balcony

Bedroom One

20' 1" Max x 10' 11" Max (6.12m Max x 3.33m Max)

Bedroom Two

13' 1" x 6' 6" (3.99m x 1.98m)

Bathroom

7' x 6' 9" (2.13m x 2.06m)

Outside

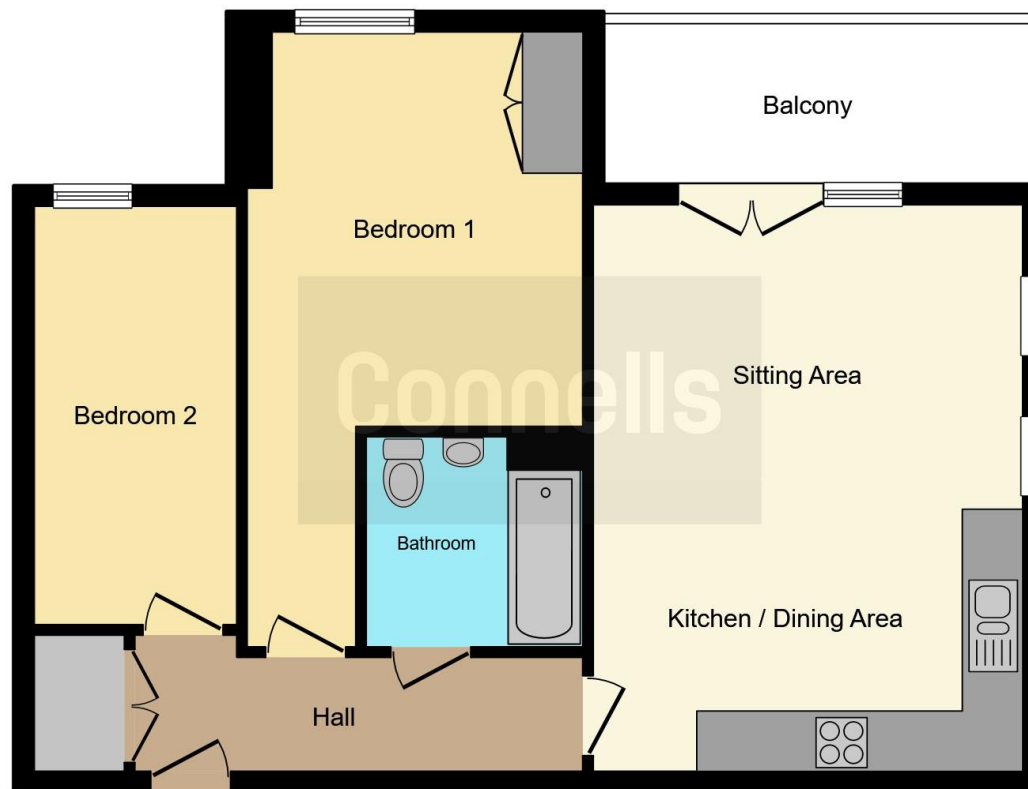
Off Road Parking Bays

Communal Garden









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: B

Tenure: Leasehold

view this property online [connells.co.uk/Property/RED407157](https://www.connells.co.uk/Property/RED407157)

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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