



Connells

Stoneham Place Wolfendale Close
Merstham



From the moment you step into the contemporary foyer, Stoneham Place exudes quality and distinctive style. This particular apartment has been designed and specified for luxurious living and you are welcomed into a spacious entrance hallway with a large boiler and storage cupboard.

The dual aspect open plan reception space lends itself perfectly to entertaining - the quality contemporary kitchen off of this room can be closed off with its interconnecting double doors and it has been fitted with a range of cream wall and base units into which appliances are integrated along with contrasting work tops to prepare meals.

The principal suite here is fabulous with more than ample space for a super king size bed. It also features dual deep fitted wardrobes within a dressing area which leads you to an en-suite which is lined in contemporary tiles and features a large shower cubicle.

Guests that visit bedroom two, will be sure to have a pleasant stay enjoying the exclusive use of the stunning bathroom.

With no neighbours directly above it's incredibly quiet with an outlook across the gardens. It is light and airy, benefiting from all day sunshine and has been well maintained and cared for by the owner, also a director of the management company.

Externally this apartment enjoys an off road allocated parking space, a shared bin store and locked cycle store with cared for communal gardens to the front and rear that all residents can enjoy.



Entrance Hallway

Living & Dining Room

15' 5" x 11' 9" (4.70m x 3.58m)

Kitchen

9' 8" x 5' 9" (2.95m x 1.75m)

Bedroom One

17' 11" Into dressing area x 10' 8" (5.46m Into dressing area x 3.25m)

Dressing Area

En-Suite Shower Room

6' 5" Into shower cubicle x 5' 3" (1.96m Into shower cubicle x 1.60m)

Bedroom Two

11' 5" x 9' 2" (3.48m x 2.79m)

Bathroom

7' 4" x 5' 9" Max (2.24m x 1.75m Max)

Outside

One Allocated Parking Space

Communal Gardens









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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43 Station Road
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EPC Rating: C

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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