



Connells

Tilers Close
Merstham



As you enter the private close its immediately apparent that the setting is peaceful, and you get a real sense of a community feel. The parking is allocated and there is ample on road parking for when friends and family visit.

The apartments are well maintained, and this particular home is located on the first floor within this block offering views out and across to open fields.

This apartment has been well cared for by its current owner and cosmetic enhancements have been made over the years resulting in a truly modern interior with the move straight in factor.

Beautifully lit by natural daylight the living and dining room allows you to arrange your furniture pieces to create clearly defined areas. From here you are led into the fitted kitchen area with plentiful cream shaker style cupboards along with wood effect work surfaces, making it the perfect space for entertaining friends and family.

Bedroom one is a superb size and offers an array of fitted storage and is serviced by an en-suite shower room. The second bedroom is also fitted with a mirrored wardrobe.

The main bathroom is fitted with a fresh white suite and there is an airing cupboard with additional storage space.

The residents of the block also have access to a beautiful communal garden to the rear, the perfect spot to sit and enjoy a good book in the sunshine.

Another benefit is the water usage for this apartment is paid for via the service charge.



Entrance Hallway**Living & Dining Room**

18' 6" Max x 14' 7" Max (5.64m Max x 4.45m Max)

Kitchen

8' 5" x 7' 10" (2.57m x 2.39m)

Bedroom One

11' 1" x 10' 4" (3.38m x 3.15m)

En-Suite Shower Room

7' 8" Into shower cubicle x 3' 5" (2.34m Into shower cubicle x 1.04m)

Bedroom Two

10' 4" x 7' 3" Max (3.15m x 2.21m Max)

Bathroom

11' 4" x 5' 7" (3.45m x 1.70m)

Outside**One Allocated Parking Space****Communal Garden**



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

To view this property please contact Connells on

T 01737 774 277
E redhill@connells.co.uk

43 Station Road
 REDHILL RH1 1QH

EPC Rating: C

Council Tax
 Band: D

Service Charge:
 2114.00

Ground Rent:
 200.00

Tenure: Leasehold

view this property online connells.co.uk/Property/RED407784

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 2004. Should you require 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: RED407784 - 0005

