





Nestled in a sought-after residential location, this two double bedroom top-floor purpose-built apartment offers an ideal blend of modern living, comfort, and convenience.

Boasting a light-filled reception room with direct access to a large private balcony, this home enjoys tranquil tree-lined views, creating a perfect space for relaxation and outdoor dining in the warmer months.

The contemporary open-plan kitchen is thoughtfully designed with modern cabinetry, plenty of counter space along with a fitted breakfast bar, making it a fantastic space for both cooking and entertaining.

The two well-proportioned double bedrooms provide generous space, with the primary bedroom featuring a fitted wardrobe for excellent storage solutions. Bedroom two is adaptable and could be utilised as home office space if required.

A spacious bathroom with a fresh white suite enhances the sense of comfort.

Conveniently located, the apartment is just a short distance from local convenience shops, and other local amenities, ensuring everything you need is within easy reach. Excellent transport links, including nearby Merstham train station with links to London and the coast, offering seamless connectivity for commuters and travellers alike.

With its bright and airy interiors and prime location, this apartment is a fantastic opportunity for first-time buyers or young professionals.



Entrance Hallway

Living & Dining Room

13' 5" Max x 11' 11" (4.09m Max x 3.63m)

With a door opening to a:

Private Balcony

Kitchen

9' 9" x 8' 11" (2.97m x 2.72m)

Bedroom One

12' 11" Into fitted wardrobes x 8' 9" (3.94m Into fitted wardrobes x 2.67m)

Bedroom Two

10' 10" x 8' 5" (3.30m x 2.57m)

Bathroom

7' 6" x 6' 4" (2.29m x 1.93m)

Outside

Communal Grounds & 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

To view this property please contact Connells on

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43 Station Road
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EPC Rating: D Council Tax
 Band: B

Service Charge: 855.59 Ground Rent:
 10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/RED406268

This is a Leasehold property with details as follows; Term of Lease 125 years from 12 Nov 2001. 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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Property Ref: RED406268 - 0004