



Connells

Greystone Court London Road North
Merstham



This charming, converted residence offers an excellent opportunity for first-time buyers or investors seeking low maintenance living in a secure and peaceful setting.

Upon entering, a welcoming hallway sets the tone, providing access to a built-in storage cupboard - ideal for coats, shoes, and household essentials. The hallway leads through to a spacious and naturally bright open-plan reception space that effortlessly combines living, dining, and kitchen areas. A large window allows natural light to flood the room, creating a warm and inviting environment for everyday living or entertaining.

The kitchen is thoughtfully designed with a stylish and modern finish, featuring a range of integrated appliances, sleek cabinetry, and contrasting work surfaces.

The double bedroom is a comfortable retreat, and able to accommodate free-standing or fitted furniture. It is complemented by a contemporary shower room, fully tiled, and finished to a high standard, with quality fittings and a luxurious feel.

Outside, residents of Greystone Court enjoy access to a communal garden to the rear - a tranquil spot for relaxing in warmer months. The development also benefits from a secure gated parking area, where the apartment has its own allocated space, in addition to provision for visitor parking.

Situated within walking distance of Merstham train station, a variety of local shops and direct amenities, and it also enjoys superb road connections.



Entrance Hallway

Kitchen/Dining/Living Room

18' 11" Into kitchen area x 11' 11" (5.77m Into kitchen area x 3.63m)

Double Bedroom

10' 6" x 10' 2" Into recess (3.20m x 3.10m Into recess)

Shower Room

8' x 5' 8" (2.44m x 1.73m)

Outside

One Allocated Parking Space

Visitor Parking

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

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43 Station Road
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EPC Rating: C

Council Tax
 Band: C

Service Charge:
 1300.00

Ground Rent:
 200.00

Tenure: Leasehold

view this property online connells.co.uk/Property/RED408092

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 2018. 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.

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