



GREYSTONE COURT

MERSTHAM

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10 GREYSTONE COURT

LONDON ROAD NORTH, MERSTHAM, RH1 3BN



MEZZANINE LIVING ROOM



BEDROOM WITH MINSTREL GALLERY AND FITTED WARDROBES



EN SUITE SHOWER ROOM



KITCHEN/DINER WITH INTEGRATED APPLIANCES

APROX. 441 FT² | 41 M²

This unique and most stylish first and second floor duplex apartment is located within this characterful 2018 conversion by Trinity Square Developments and is conveniently located just half a mile from Merstham Station, offering direct services to London Bridge, Victoria and Brighton.

The property is ideal for young London commuting professionals who may also enjoy being able to escape by train to the south coast.

The property is bright and airy and features a sleek contemporary grey kitchen/breakfast room with integrated Bosch appliances and useful storage cupboard. A few steps then lead to the mezzanine living room with large window to the rear and a vaulted ceiling. There are glass balustrades between the kitchen and living room and to the minstrels galleried bedroom which has extensive fitted wardrobes and an en-suite shower room, and which is accessed via an open tread oak staircase.

Outside there are communal gardens and security gated allocated and visitor parking.

There are local shops and eateries in the village High Street, whilst comprehensive facilities can be found at the nearby towns of Redhill and Reigate, whilst the M25 can be easily accessed at the Reigate Hill interchange and the M23 joined at Hooley.

ASKING PRICE: **£239,950** LEASEHOLD

LEASE: 992 YEARS UNEXPIRED EPC RATING: C COUNCIL TAX BAND: C

SERVICE CHARGE: £127.84/MONTH GROUND RENT £200/ANNUM







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IMPORTANT We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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