



**8 Merrow Heights, 253 Epsom Road,
Merrow, Surrey GU1 2RE
Price £360,000 Leasehold (134 years remaining)**

TERRA COTTA
Independent Estate Agents

Property Description :

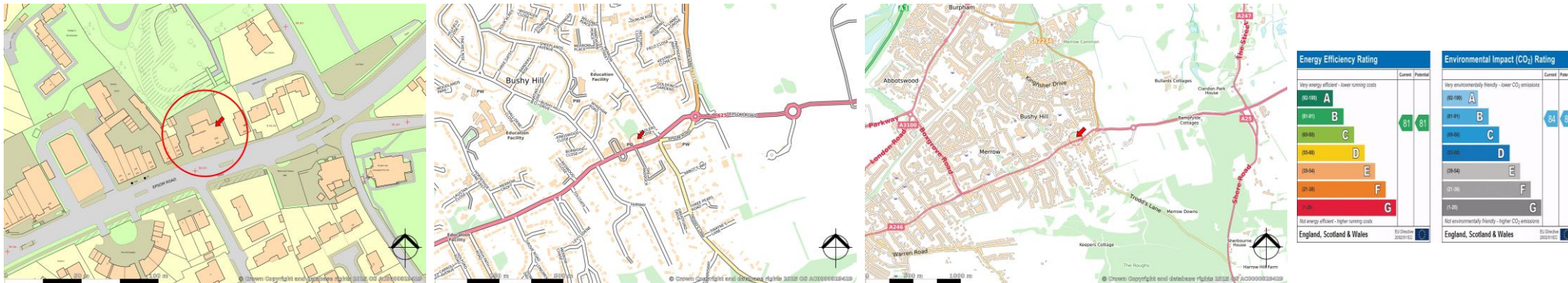
An immaculately presented 2 double bed top floor flat offering accommodation comprising an entrance hall with storage cupboards, a very good size reception room with sitting & dining areas open plan to a well fitted kitchen with solid wood work surfaces, integrated fridge & freezer, washing machine & slimline dishwasher, a large double bedroom with fitted wardrobes & an ensuite shower room, 2nd double bedroom with fitted wardrobe & family bathroom with bath & wall mounted shower. The property is accessed via a communal entrance with secure (communal) bike store, lift or staircase rising to the 2nd floor. Outside, the property benefits from one allocated parking space to the rear of the building (visible from the reception room window). This high specification apartment has recently been recarpeted & redecorated throughout, is very quiet (situated to the rear corner of the building), yet offers all the convenience of being amongst numerous local shops & facilities (including an M&S petrol station, newsagent, chemist, pub & restaurant), & provides easy access to Guildford, the A3 & mainline stations. No onward chain !

Directions :

From our office in Shere, proceed away from the stream towards the A25. Turn left at the T-junction onto Upper Street, follow the road to the end & turn left onto the A25 towards Guildford. After approx. 2-3 miles at the top of the hill, turn left into Trodds Lane towards Merrow. Follow this road to the end. At the roundabout, turn left onto the Epsom Road towards Guildford, where you will find Merrow Heights after approx. 100 yards on your right (above Ashuka restaurant in the parade of shops). From the A3 (coming from London) exit at the Burpham/Merrow junction, continue straight over the 1st small roundabout, take the 1st exit at the 2nd roundabout towards Guildford, then 1st exit again at the 3rd roundabout (by the petrol station) towards Merrow. Follow that road to the end, bearing right, through the traffic lights & under the railway bridge. Continue straight over the next 2 roundabouts, turning right at the 3rd roundabout onto the A246 towards Guildford, where you will find Merrow Heights on your right after approx. 100 yards (with parking to the rear).

Situation :

Situated in the heart of Merrow village yet tucked away to the rear of this recently constructed apartment block, within close proximity to numerous sought after local schools & within approx 2 miles of central Guildford with its mainline station. Merrow village offers an excellent selection of local shops including an M&S petrol station with food, a pub & restaurant & a take-away.



Council Tax - Guildford Borough Council 01483 444864 - Band C - £2,122.67 per annum (2025-26)

134 Years Remaining on the Lease (150 years from 1st November 2009)

All Mains Services

Service Charge £701 per quarter (reviewed every 3 years, next reviewed in March 2028)

Ground Rent £125 every 6 months

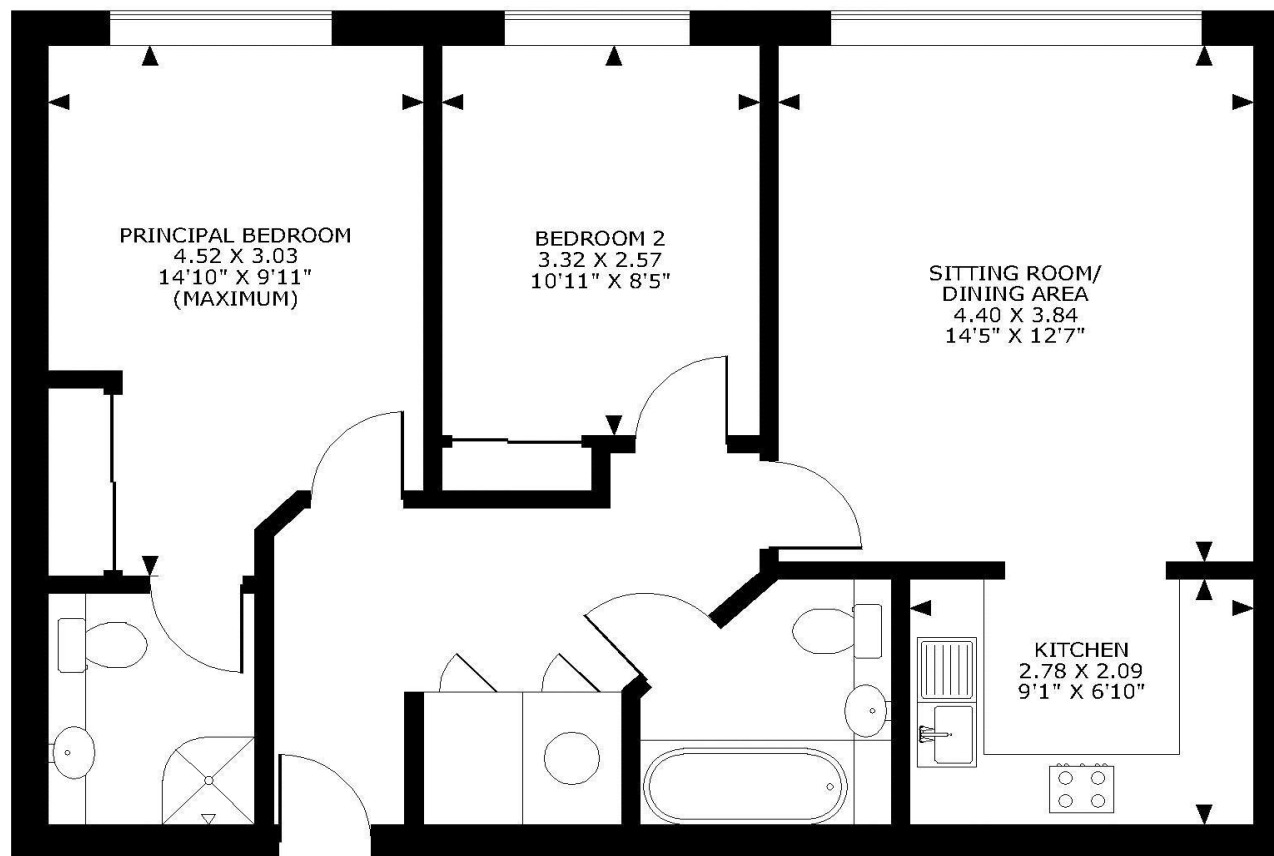
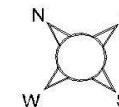
Your Local Independent Estate Agent



Please call 01483 205150 to arrange a viewing

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APPROXIMATE GROSS INTERNAL AREA
694 SQ FT / 64 SQ M



TOP FLOOR

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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