



**Price**  
**£267,500**

**Leasehold**

1x  1x  1x 

**Albion Yard, Brook  
Road, Merstham,  
Redhill, Surrey, RH1**

**cubitt&west**  
Helping you move forwards



## Main features

- Fitted kitchen with integrated Zanussi appliances and Silestone worktops
- Elegant white sanitaryware and chrome fittings to the bathroom
- Parking available by separate arrangement
- 10-year Premier build warranty

## Accommodation

### SECOND FLOOR

Living/Kitchen/Dining: 20'10 x 16'6 (6.35m x 5.03m)

Bedroom: 15'1 x 9'6 (4.60m x 2.90m)

Bathroom

Hallway

### OUTSIDE

Balcony



**Call Redhill - 01737 778866 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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