



Flat 8 Amy Court, Merstham, RH1 3LS
Asking Price £272,500

A two bedroom first floor apartment offered to the market with allocated parking, walking distance to Merstham village, shops and mainline railway station with good commuter links to London, Gatwick and the South Coast. The accommodation includes a 16' x 11' sitting/dining room, recently refitted bathroom, recently refitted kitchen and two bedrooms. The property is located in the popular South Merstham area and the M23/25 can be accessed at the Hooley Interchange Junction 7. Bus routes serve nearby Redhill town centre which offers more comprehensive facilities including a good choice of shops, bars and restaurants.

COMMUNAL FRONT DOOR

Accessed via entry-phone system, leading to:

COMMUNAL ENTRANCE HALL

With stairs leading to:

FIRST FLOOR LANDING

Own front door leading through to:

OWN ENTRANCE HALL

Wood flooring, fitted cupboard with shelving, coved ceiling, spot-light, door to:

INNER HALLWAY

Smoke alarm, radiator, continuation of wood flooring, entry-phone system, fuse board, coved ceiling, cupboard housing hanging rail and shelving, power point, door to:

SITTING/DINING ROOM 16'9 x 11'8 (5.11m x 3.56m)

Front aspect Upvc double glazed windows, radiator with cover, continuation of wood flooring, coved ceiling, power points, media point, dimmer switch, side aspect Upvc double glazed window.

FITTED KITCHEN 11'8 x 6'11 (3.56m x 2.11m)

Recently refitted comprising a range of wall mounted and base level units, square edge work surface, one and a half bowl sink with mixer tap, integrated electric oven, integrated electric Induction ceramic hob with extractor hood over, space for fridge/freezer, space for microwave, tiled walls, power points, wall mounted boiler, radiator, space and plumbing for washer/dryer, coved ceiling, continuation of wood flooring, breakfast bar, power points with USB charger points, concealed lighting, side aspect Upvc double glazed window.

FAMILY BATHROOM

A white three piece suite comprising vanity unit with inset wash hand basin and modern ceramic mixer tap, panel enclosed bath with mixer tap, separate shower over bath, low level WC with concealed cistern, tiled walls, heated towel rail, extractor fan, down-lighters, coved ceiling, wall mounted mirrored medicine cabinet, continuation of wood flooring, side aspect obscured Upvc double glazed window.

MAIN BEDROOM 15'7 x 9'0 (4.75m x 2.74m)

Rear aspect Upvc double glazed window overlooking allocated parking and communal grounds, radiator, power points with USB charger, coved ceiling, dimmer switches, wall mounted lights, wall mounted cupboards.

BEDROOM 2 11'4 x 5'11 (3.45m x 1.80m)

Rear aspect Upvc double glazed window, radiator, power points, coved ceiling, dimmer switch, fitted wardrobe.

OUTSIDE

ALLOCATED PARKING

COMMUNAL GROUNDS

LEASE:

Lease: 125 years from 24/6/1996 - 96 years remaining.

GROUND RENT:

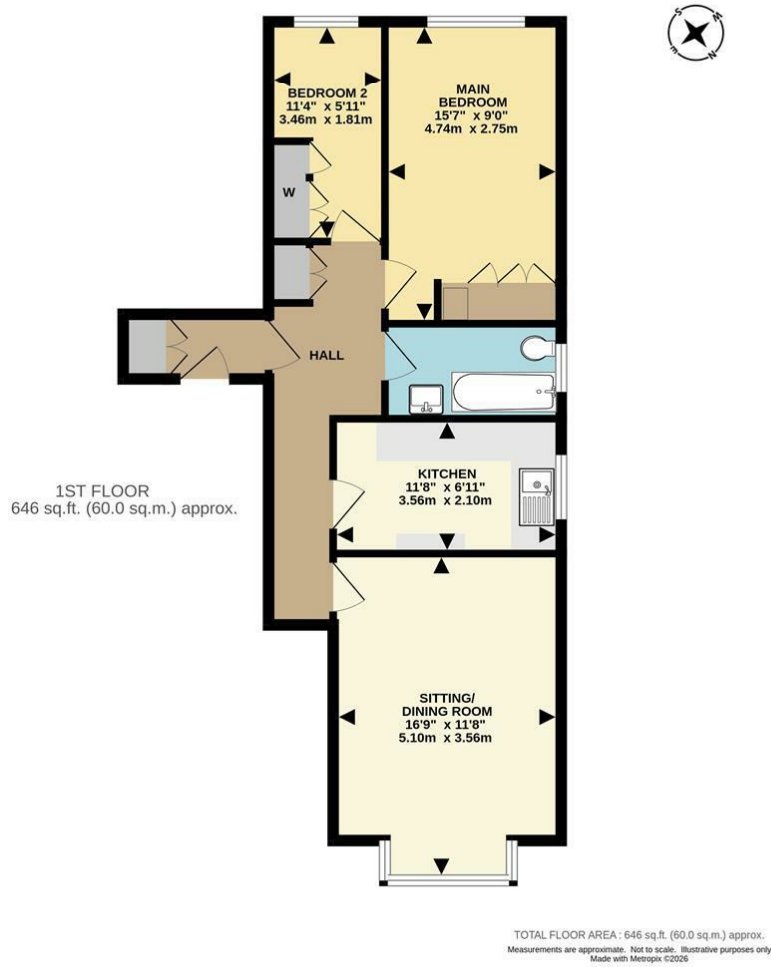
£100 pa.

SERVICE CHARGE:

£1560 pa (£130 per month).

COUNCIL TAX BAND C

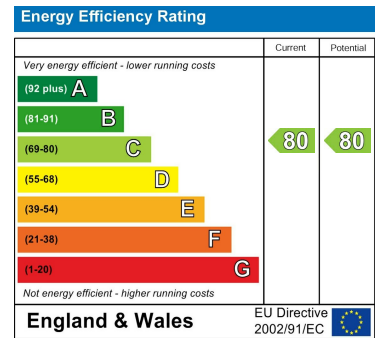
Floor Plan



Area Map



Energy Efficiency Graph



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