THOMAS & MAY

ESTATE AGENTS

36 Tilers Close, Merstham, RH1 3HS

Asking Price £299,950

A larger than average two bedroom first floor apartment offered to the market with 18' x 18' sitting/dining room, fitted kitchen, family bathroom, en-suite shower room and parking. The property is situated in a semi-rural cul-de-sac location in South Merstham with a good choice of schools and nearby Mercers Country Park offering a lakeside trail around Mercers Lake and water sports including dinghy sailing, paddle boarding, kayaking, canoeing and windsurfing. Redhill town centre provides a wide selection of shops, bars and restaurants and it's mainline railway station offers excellent links to London, Gatwick and Brighton. The M23/25 can be accessed at the Hooley Interchange, Junction 7 providing good connections to London, Gatwick and the South coast.

COMMUNAL FRONT DOOR
Via entry-phone system, door leading up to:

FIRST FLOOR LANDING

OWN FRONT DOOR
Leading to:

OWN ENTRANCE HALL
Access to loft via hatch, smoke alarm, down-lighter, power points, entry-phone system, fuse board, door to:

SITTING/DINING ROOM 18'9 x 18'6 (5.72m x 5.64m)
Rear aspect and side aspect Upvc Georgian style double glazed windows overlooking communal grounds, wall mounted heaters, power points, dimmer switch, media point, TV aerial point, door to:

KITCHEN 8'7 x 7'11 (2.62m x 2.41m)
A range of wall mounted and base level units, square edge wooden work surface, Butler style sink with chrome style mixer tap, electric ceramic hob, electric oven, built in microwave, extractor hood, tiled walls, down-lighters, rear aspect Upvc Georgian style double glazed window overlooking communal gardens, concealed lighting, power points, integrated fridge and freezer, integrated washing machine.

FAMILY BATHROOM
A white three piece suite comprising low level WC with concealed cistern, vanity unit with inset wash hand basin and chrome style mixer tap, panel enclosed bath with chrome style mixer tap and shower attachment, part tiled walls, tiled floor, extractor, down-lighters, wall mounted medicine cabinet, chrome heated towel rail, cupboard housing water tank, shelving and power point.

MAIN BEDROOM 10'2 x 9'1 (3.10m x 2.77m)
Front aspect Upvc Georgian style double glazed window overlooking parking area, wall mounted heater, down-lighters, power points, door to:

EN-SUITE SHOWER ROOM
A white three piece suite comprising low level WC with concealed cistern, vanity unit with inset wash hand basin and chrome style mixer tap, shower cubicle, wall mounted mirror, chrome heated towel rail, extractor, down-lighters.

BEDROOM 2/STUDY 10'2 x 7'6 (3.10m x 2.29m)
Front aspect Upvc Georgian style double glazed window overlooking parking area, wall mounted heater, power points.

OUTSIDE

PARKING

COMMUNAL GARDENS

LEASE:
125 years from 2004 - 103 years remaining.

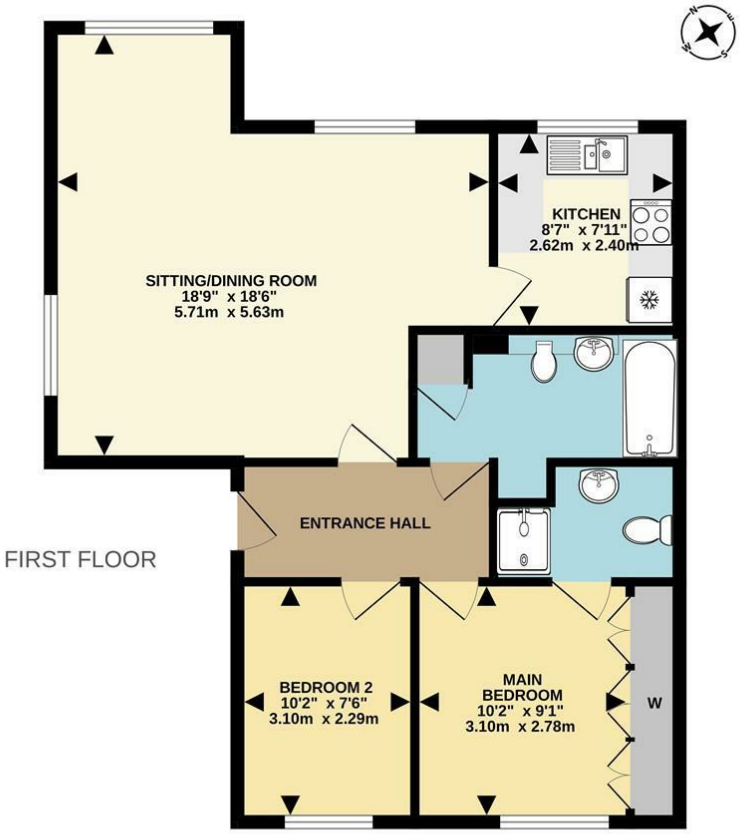
GROUND RENT:
£200 per annum

SERVICE CHARGE/MAINTENANCE:
£245 per month = £2,940 per annum

ESTATE CHARGE:
£32 per month = £384 per annum

COUNCIL TAX BAND D

Floor Plan



TOTAL FLOOR AREA : 695 sq.ft. (64.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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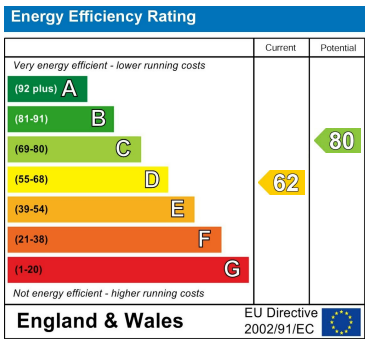
Area Map

Energy Efficiency Graph



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