



**29 TILERS CLOSE, MERSTHAM, SURREY, RH1 3HS**

**£259,950**

**LEASEHOLD**

Chain free, ground floor apartment benefitting from a bathroom and en-suite shower room, as well as a large living space.

This two bedroom apartment is located in a small, modern cul de sac, in the quiet southern part of Merstham, close to Mercers Country Park.

Offered to the market with the benefit of no chain, we feel this property would make an excellent first purchase.

There is an entrance hall, which gives access to the family bathroom, both bedrooms, one of which has an en-suite, and the generous living space, which overlooks the gardens. Off the lounge/dining room there is a separate kitchen, which also has a double glazed window to the rear.

The property has 103 years remaining on the lease, and the perk of an allocated parking space.

Nearby you have Surrey's famous countryside and a couple of cosy country pubs. In addition there is a Tesco Express just around the corner, and you are only a mile from Merstham mainline train station, and access to the M25, making the location a perfect blend of calm and convenient.

- GROUND FLOOR
- LOUNGE/DINING ROOM
- TWO BEDROOMS
- ELECTRIC HEATING
- COUNCIL TAX BAND: D

- QUIET CUL DE SAC
- SEPARATE KITCHEN
- BATHROOM AND ENSUITE
- ALLOCATED PARKING
- EPC RATING: C





**ROOM DIMENSIONS:**

**ENTRANCE HALL**

10'9 x 3'8 (3.28m x 1.12m)

**LOUNGE/DINING ROOM**

18'1 x 14'6(max) (5.51m x 4.42m(max))

**KITCHEN**

8'5 x 8'0 (2.57m x 2.44m)

**BEDROOM ONE**

11'0 x 10'6 (3.35m x 3.20m)

**ENSUITE SHOWER ROOM**

7'6 x 3'5 (2.29m x 1.04m)

**BEDROOM TWO**

10'6 x 7'4 (3.20m x 2.24m)

**BATHROOM**

11'3 x 5'6 (3.43m x 1.68m)

**ELECTRIC HEATING**

**DOUBLE GLAZED WINDOWS**

**ALLOCATED PARKING**

**COMMUNAL GARDENS**

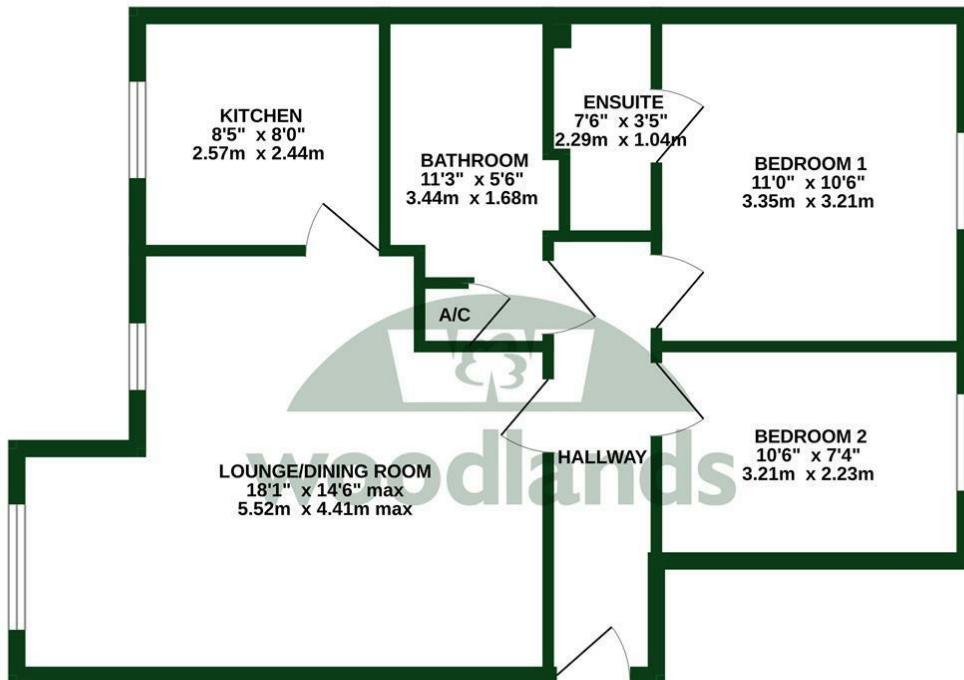
**YEARS REMAINING ON LEASE: 103**

**GROUND RENT: £200 PER ANNUM**

**MAINTENANCE: £2,535.00 PER ANNUM**



GROUND FLOOR  
624 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA : 624 sq.ft. (58.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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