



**Connells**

Greystone Court London Road North  
Merstham



Greystone Court is a handsome Victorian building, positioned on the outskirts of Mersham. You have access to an array of amenities right on your doorstep including Mersham train station, the M23 & M25, as well as the market towns of Reigate and Redhill and some wonderful country walks. This apartment is ideally suited for modern living, combining high-quality features with a sense of space and elegance.

Designed to maximize space and natural light, the bright and airy open plan living and dining area, providing a welcoming and versatile space for relaxation and entertaining. The seamless flow into the sleek, contemporary kitchen which features high-quality integrated appliances, ample storage, and stylish finishes that cater to both aesthetic appeal and everyday practicality.

Both bedrooms offer comfortable and adaptable spaces suited to a variety of needs, whether as restful retreats, home offices, or guest rooms.

The modern bathroom has been finished to a high standard, with premium fittings and a stylish design that exudes sophistication.

Enhancing the sense of luxury, under floor heating runs throughout the property, ensuring a consistently warm and inviting ambiance all year round.

This apartment also benefits from secure allocated parking, with additional visitor parking available for guests. Residents can take advantage of the beautifully maintained communal garden, providing a peaceful outdoor retreat within the development.



## Living & Dining Area

16' 3" Max x 13' 11" ( 4.95m Max x 4.24m )

Incorporating a:

## Stylish Fitted Kitchen

## Bedroom One

12' 9" Max x 10' 7" Max ( 3.89m Max x 3.23m Max )

## Bedroom Two

8' 3" x 7' 2" ( 2.51m x 2.18m )

## Bathroom

5' 5" Max x 5' 3" Max ( 1.65m Max x 1.60m Max )

## Outside

### One Allocated Parking Space

### Visitor Parking

### Communal Garden









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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43 Station Road  
 REDHILL RH1 1QH

EPC Rating: C  
 Council Tax  
 Band: C

Service Charge:  
 1223.62

Ground Rent:  
 200.00

Tenure: Leasehold

**[view this property online connells.co.uk/Property/RED408004](http://www.connells.co.uk/Property/RED408004)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: RED408004 - 0004