woodlands

12 KETTON GREEN, MERSTHAM, SURREY, RH1 3JU
£215,000
LEASEHOLD

*** Best value two bedroom apartment in the area ***

This top floor, two bedroom apartment comes with the benefit of a private balcony and no onward chain.

Located just around the corner from local shops, popular schools and Merstham train station, this two bedroom property would make the perfect first home.

The building has a secure, telephone entry system and internal stairs to all floors. On the top floor you have your front door, beyond which is an entrance hall with a built in storage cupboard. There is a lounge/dining room with a door to a private balcony, a separate, modern kitchen, a good size bathroom and two double bedrooms. In addition there is gas central heating and double glazed windows.

At the rear there is a shared courtyard and garden area, as well as the communal bin store.

There are a selection of shops just a short walk from the property, including Co-op and Londis stores, a community library and cafe, and some food outlets.

Merstham train station can be found less than half a mile away, and offers direct services to central London and Gatwick.

- **GREAT VALUE**
- **TWO BEDROOMS**
- **BALCONY**
- **GAS CENTRAL HEATING**
- **COUNCIL TAX BAND: B**
- **NO CHAIN**
- **MODERN KITCHEN**
- **FULLY DOUBLE GLAZED**
- **SHOPS AND STATION NEARBY**
- **EPC RATING: D**

ROOM DIMENSIONS:

ENTRANCE HALL
13'2 x 6'2 (4.01m x 1.88m)

LOUNGE/DINING ROOM
13'5 x 11'11 (4.09m x 3.63m)

KITCHEN
9'9 x 8'11 (2.97m x 2.72m)

BEDROOM ONE
12'11 x 8'9 (3.94m x 2.67m)

BEDROOM TWO
10'10 x 8'5 (3.30m x 2.57m)

BALCONY
10'6 x 5'5 (3.20m x 1.65m)

BATHROOM
7'7 x 6'5 (2.31m x 1.96m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

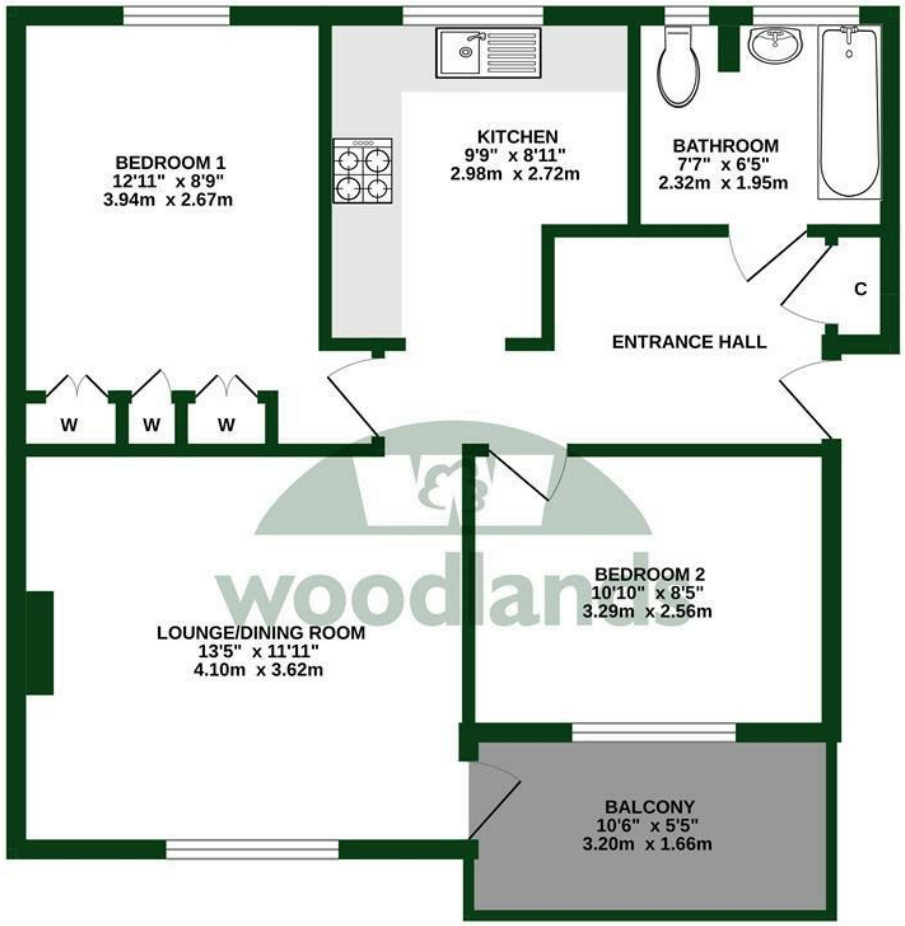
SHARED COURTYARD & GARDEN AREA

YEARS REMAINING ON LEASE: 100 YEARS

GROUND RENT: £10 PER ANNUM

SERVICE CHARGES: £1,035.26 PER ANNUM

SECOND FLOOR
578 sq.ft. (53.7 sq.m.) approx.



TOTAL FLOOR AREA : 578 sq.ft. (53.7 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 illustrative 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.
Made with Metropix ©2026

woodlands

OnTheMarket.com

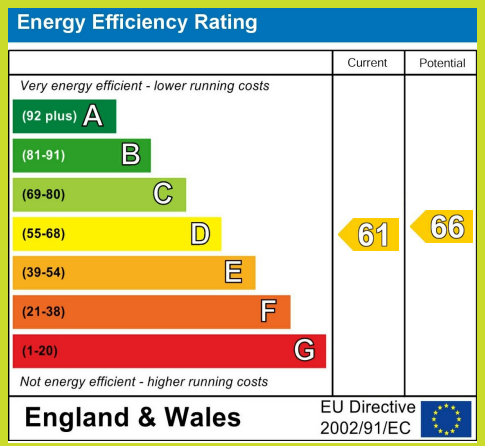
rightmove

Zoopla

The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.GOV.UK

propertymark



To view this property please call 01737 771777

www.woodlands-estates.co.uk

These particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No person in the employment of the above named agents has any authority to make or give any representation or warranty whatsoever in relation to this property. If there is any point which is of particular interest, please contact our office and we will be pleased to check the information. The mention of any appliances and/or services does not imply they are in full and efficient working order.