



FLAT 1C ENDSLEIGH ROAD, MERSTHAM, SURREY, RH1 3LX
£229,950
LEASEHOLD

Ground floor apartment with off road parking and a private garden, just around the corner from shops and green spaces.

Located in South Merstham, only a short walk from the mainline train station, this one bedroom property is offered for sale with the benefit of no chain, an extended lease and keen asking price.

To the front there is off road parking for one car, a side access leads down to the private garden and a side door, which opens to an entrance hall. There is a lounge/dining room with sliding doors to the garden, then there is an inner hallway which leads to a good size double bedroom, shower room and a separate fitted kitchen.

The rear garden is a low maintenance patio with fenced boundaries and a timber shed.

Just on the corner of Endsleigh Road there is a popular coffee shop, you also have several local shops including a couple of food outlets. You have some excellent schools nearby, in addition to several lovely green spaces and easy access to the M25 via junction 8.

- | | |
|-----------------------|--------------------|
| ■ GROUND FLOOR | ■ NO CHAIN |
| ■ LOUNGE/DINING ROOM | ■ SEPARATE KITCHEN |
| ■ GAS CENTRAL HEATING | ■ OFF ROAD PARKING |
| ■ PRIVATE GARDEN | ■ CLOSE TO SHOPS |
| ■ COUNCIL TAX BAND: B | ■ EPC RATING: C |





ROOM DIMENSIONS:

PRIVATE SIDE DOOR

ENTRANCE HALL

5'1 x 3'0 (1.55m x 0.91m)

LOUNGE/DINING ROOM

16'1 x 11'8 (4.90m x 3.56m)

KITCHEN

7'10 x 5'8 (2.39m x 1.73m)

BEDROOM

15'6 x 7'4 (4.72m x 2.24m)

SHOWER ROOM

6'10 x 4'9 (2.08m x 1.45m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

20FT PRIVATE REAR GARDEN

OFF ROAD PARKING

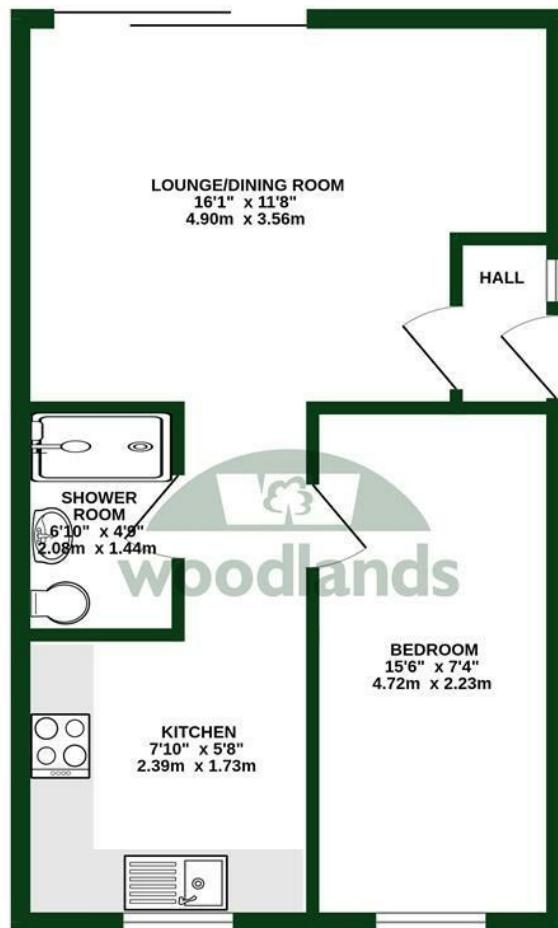
YEARS REMAINING ON LEASE: 90

GROUND RENT: £175 PER ANNUM

SERVICE CHARGES: ON AN AS AND WHEN BASIS



GROUND FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 437 sq.ft. (40.6 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	75
(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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