

8 Merrow Heights, 253 Epsom Road,
Merrow, Surrey GU1 2RE
Price £1,600 pcm Unfurnished

TERRA COTTA
Independent Estate Agents

PROPERTY DESCRIPTION

An immaculately presented 2 double bed top floor flat offering accommodation comprising an entrance hall with storage cupboards, a very good size reception room with sitting & dining areas open plan to a well fitted kitchen with solid wood work surfaces, integrated fridge & freezer, washing machine & slimline dishwasher, a large double bedroom with fitted wardrobes & an ensuite shower room, 2nd double bedroom with fitted wardrobe & family bathroom with bath & wall mounted shower. The property is accessed via a communal entrance with secure (communal) bike store, lift or staircase rising to the 2nd floor. Outside, the property benefits from one allocated parking space to the rear of the building (visible from the reception room window). This high specification apartment has recently been recarpeted & redecorated throughout, is very quiet (situated to the rear corner of the building), yet offers all the convenience of being amongst numerous local shops & facilities (including an M&S petrol station, newsagent, chemist, pub & restaurant), & provides easy access to Guildford, the A3 & mainline stations.

DIRECTIONS

From our office in Shere, proceed away from the stream towards the A25. Turn left at the T-junction onto Upper Street, follow the road to the end & turn left onto the A25 towards Guildford. After approx. 2-3 miles at the top of the hill, turn left into Trodds Lane towards Merrow. Follow this road to the end. At the roundabout, turn left onto the Epsom Road towards Guildford, where you will find Merrow Heights after approx. 100 yards on your right (above Ashuka restaurant in the parade of shops).

Council Tax - Band C - £2,223.28 per annum 2026-27

WHAT ARE THE COSTS IF I WANT TO PROCEED?

Before a property can be taken off the market you must provide a Holding Deposit of the equivalent of 1 week of the agreed rent. This is NOT refundable if you fail your right to rent check, but fully deductible from the balance of the Security Deposit (an additional 4 Weeks' Rent) which is due on the signing of the Tenancy Agreement. The total Security Deposit due is 5 Weeks' Rent. You will then need to pay in cleared funds by the start date :- One Months' Rent (payable in Advance for the duration of the tenancy).

Example at £1500 pcm: £346.15 Holding Deposit due immediately then a further £1384.60 on signing of the Tenancy Agreement (so £1730.75 Security Deposit in total) On Start Date : £1500 Rent





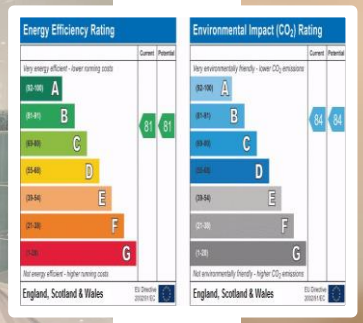


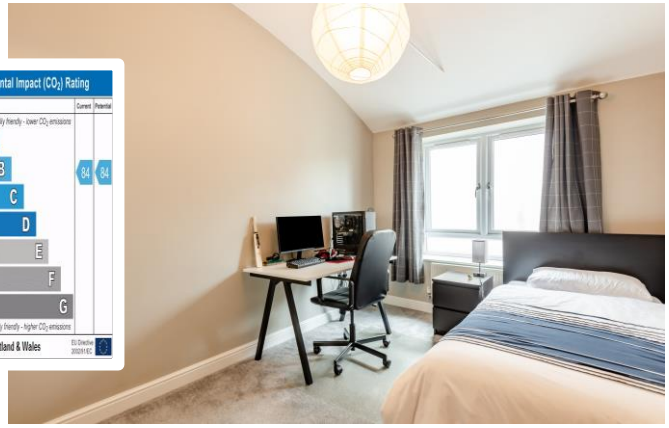






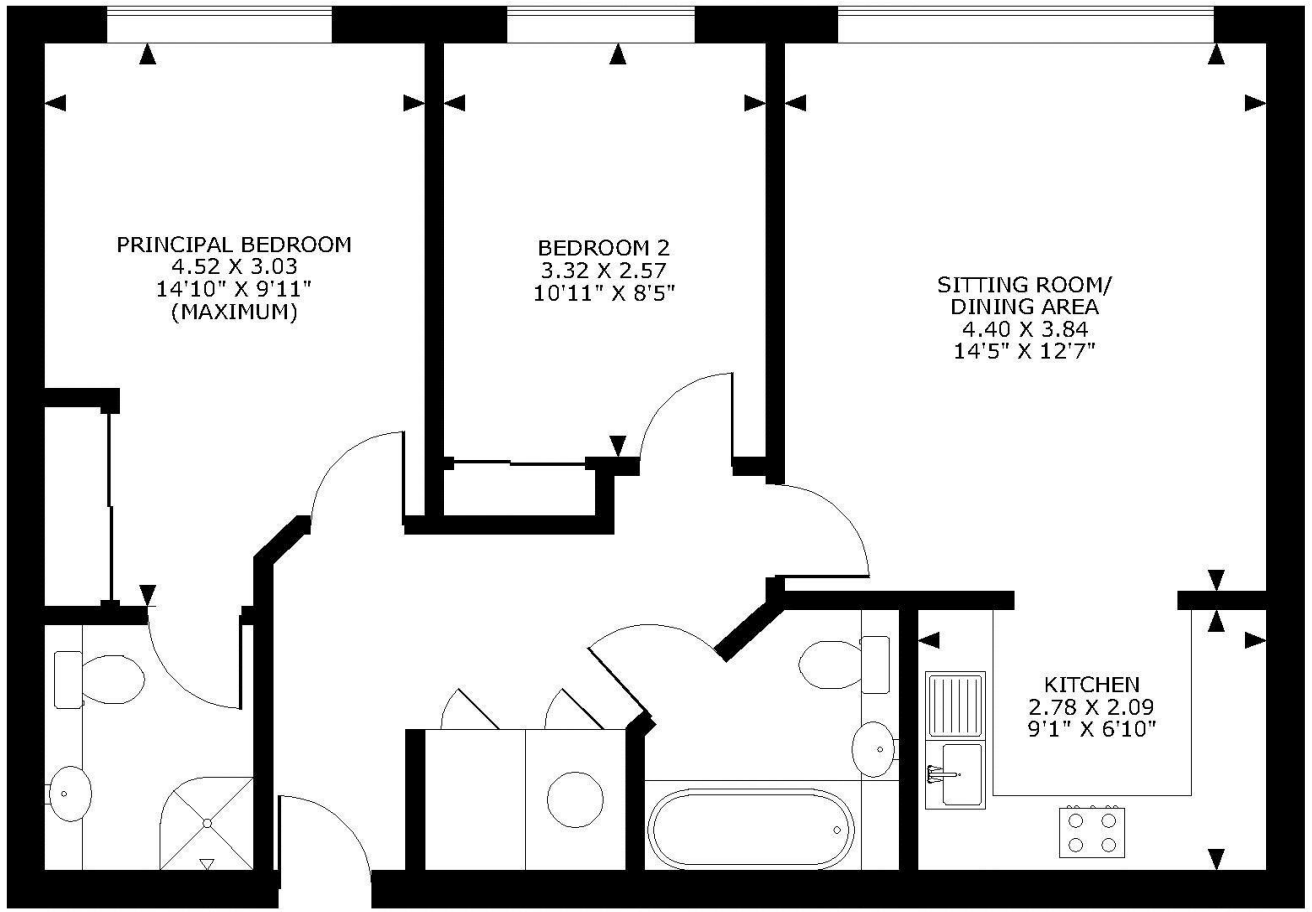



Energy Efficiency Rating
Current
Potential
A
B
C
D
E
F
G
81
81
England, Scotland & Wales
Environmental Impact (CO_2) Rating
Current
Potential
A
B
C
D
E
F
G
84
84
England, Scotland & Wales



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APPROXIMATE GROSS INTERNAL AREA
694 SQ FT/64 SQ M



TOP FLOOR

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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Opening Hours
Monday to Friday 09:00am – 5:30pm
Saturday 09:30am – 5:00pm