THOMAS & MAY

ESTATE AGENTS

Flat 1 2 Endsleigh Road, Surrey, RH1 3LX

Asking Price £245,000

A one bedroom first floor apartment offered to the market with NO ONWARD CHAIN, shower room, integrated kitchen, sitting room with Juliet balcony overlooking own rear garden, parking and short garage. The area offers a local Co-op Supermarket, the Merstham Community hub and bus routes serve nearby Redhill town centre which offers further amenities, shops and restaurants. The M23/25 can be accessed at the Hooly interchange Junction 7 or Reigate Junction 8 providing good links to London and the surrounding areas. Merstham mainline railway station is within walking distance with good commuter services to London, Gatwick and the South Coast.

DOUBLE GLAZED FRONT DOOR
Leading through to:

ENTRANCE
Stairs leading to:

FIRST FLOOR LANDING
Access from left hand door to:

FRONT BEDROOM
Front aspect Upvc triple glazed windows, double radiator, power points, TV aerial point, door to:

SHOWER ROOM
A white three piece suite comprising low level WC with concealed cistern, vanity unit with inset wash hand basin and chrome style mixer tap, double width shower cubicle, tiled walls, radiator, side aspect obscured double glazed window, storage cupboard housing fuse board, water cylinder with immersion and electric boiler.

HALLWAY
Right hand access from landing to hallway leading onto a further access to shower room and beyond to:

KITCHEN 13'11 x 5'7 (4.24m x 1.70m)
A range of wall mounted and base level units, tiled top work surface, stainless steel sink with mixer tap, built in electric oven and electric hob, space for fridge/freezer, side aspect Upvc double glazed window, power points, radiator, archway to:

SITTING ROOM 13'11 x 13'3 (4.24m x 4.04m)
Side aspect obscured double glazed window, rear aspect double glazed sliding patio doors offering JULIET BALCONY overlooking garden, power points, TV aerial point, feature fireplace, radiator.

LOFT AREA 14'8 x 13'11 (4.47m x 4.24m)
Access from hallway via open tread wooden stairs. Upvc double glazed window, power points, wood style flooring, full height cupboard and eaves storage,

OUTSIDE

SHARED ACCESS
Leading to:

SHINGLED PARKING AREA 45'3 x 10'11 (13.79m x 3.33m)
Parking area is in front of ground floor window under a canopy, access to:

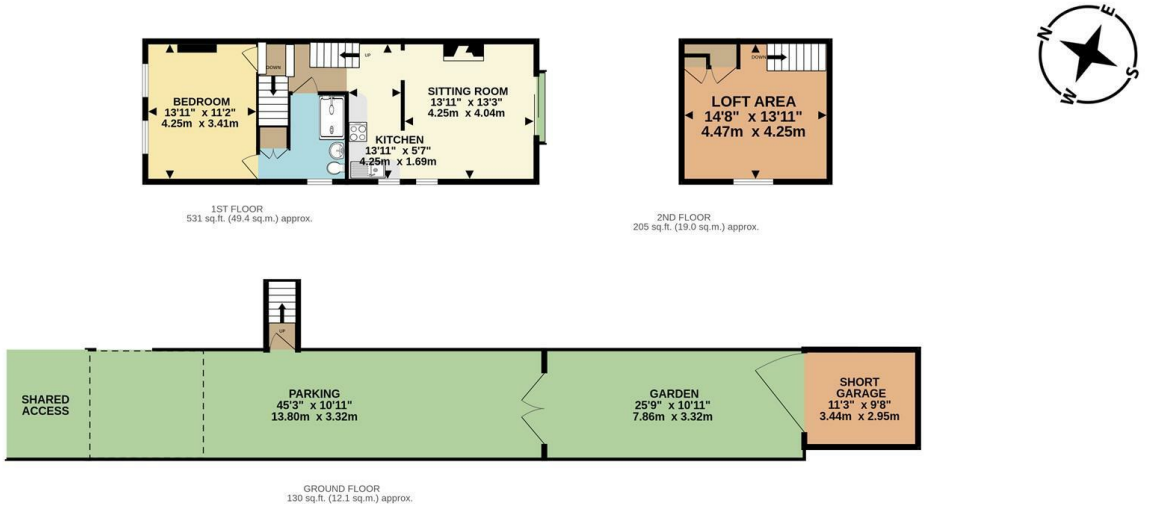
REAR GARDEN 25'9 x 10'11 (7.85m x 3.33m)
Access to:

BRICK BUILT SHORT GARAGE 11'3 x 9'8 (3.43m x 2.95m)
With metal opening door, power and light, drainage and water, vaulted ceiling, concrete floor.

COUNCIL TAX BAND C

LEASE: 999 years from 2026

Floor Plan



TOTAL FLOOR AREA : 867 sq.ft. (80.5 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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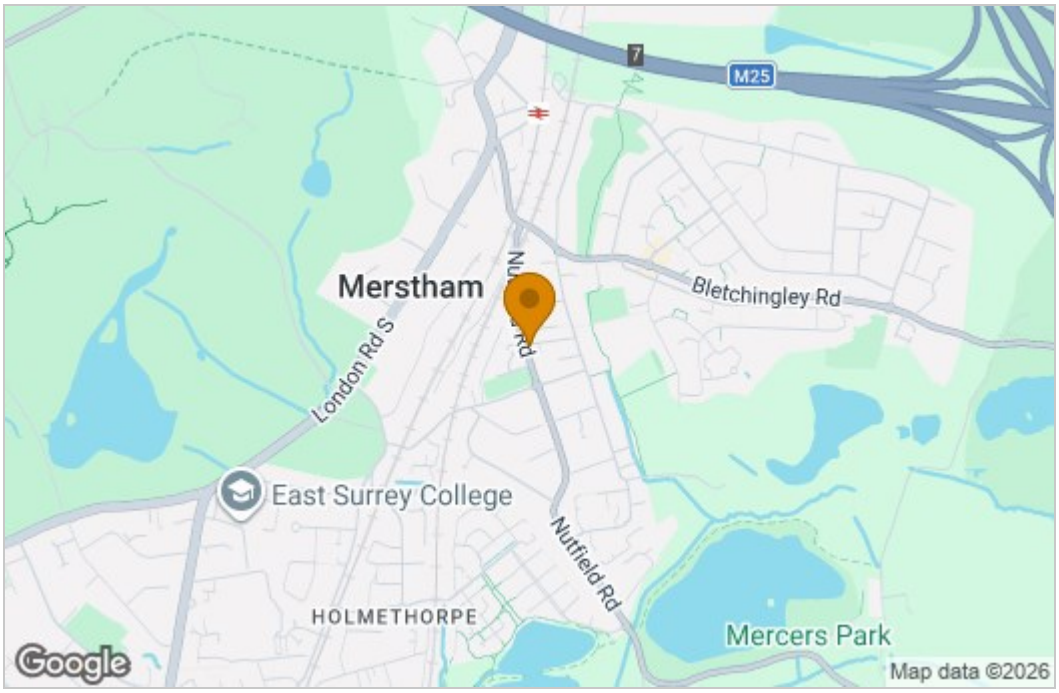
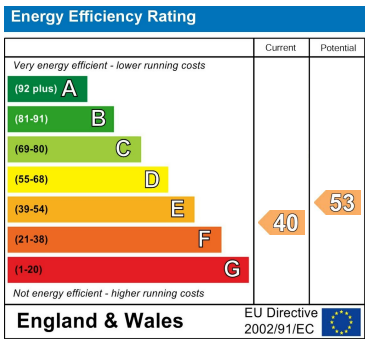
Area Map



Energy Efficiency Graph



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