



barnard marcus

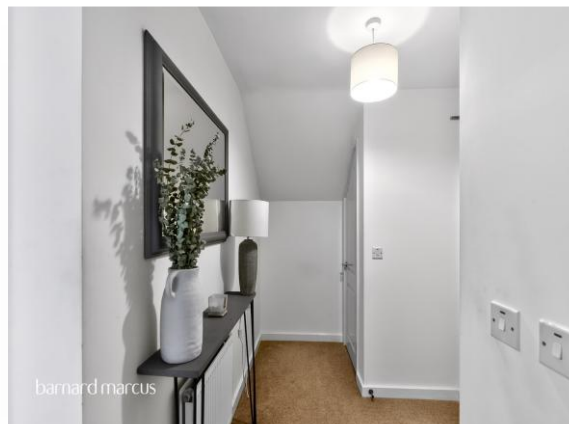
Field Oaks Way, Merstham Redhill RH1 3FS



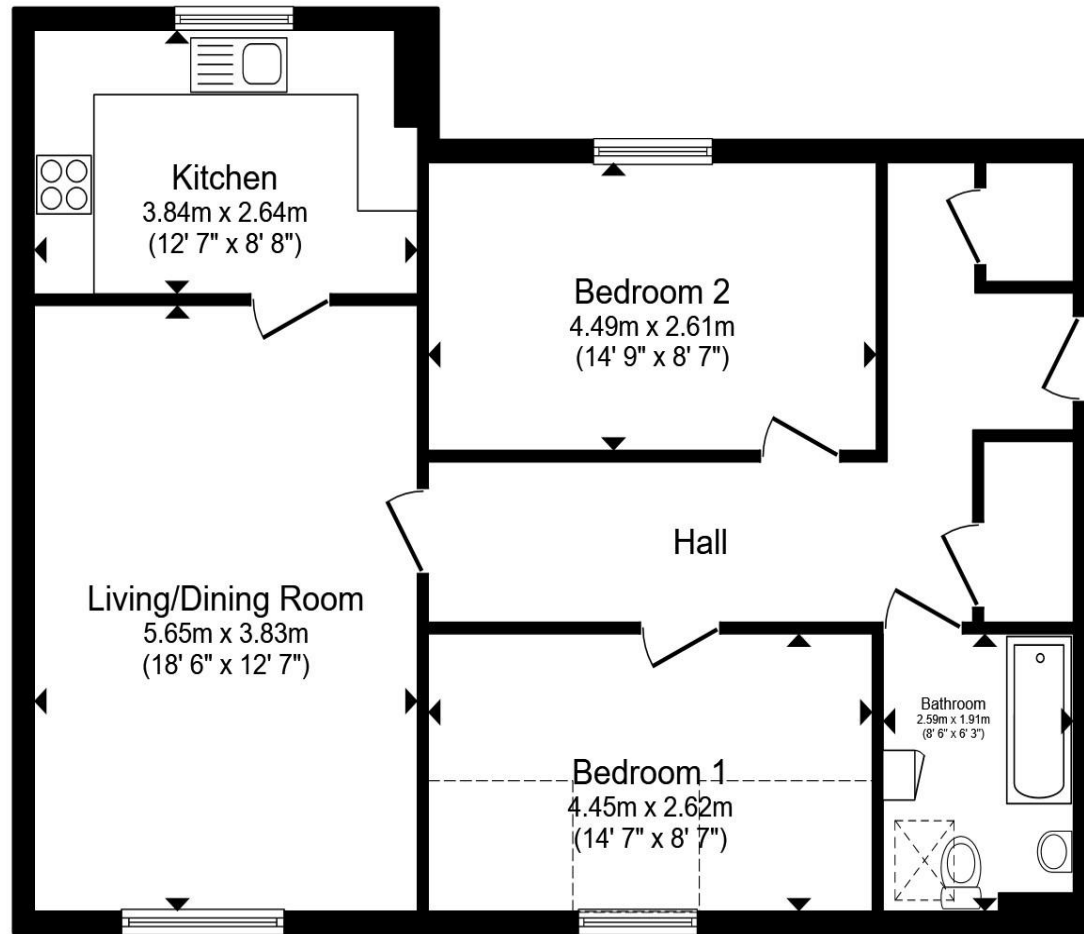
welcome to

Field Oaks Way, Merstham Redhill

Top-floor penthouse apartment offering space, privacy and practicality, ideally located near Merstham station with direct London links. Features include a spacious open-plan living area, separate kitchen, two double bedrooms, allocated parking. An excellent opportunity to acquire this well-balanced top-floor penthouse apartment, offering an excellent combination of space, privacy and practicality. Ideally positioned within a short walk of Merstham mainline station, the property is perfectly suited to commuters, providing direct links into London, while also benefiting from the wider amenities of nearby Redhill and Reigate. Internally, the apartment has been thoughtfully designed for modern living. The main reception space is a standout feature, offering a generous open-plan layout with clearly defined areas for both dining and relaxing, ideal for entertaining or working from home.



The separate kitchen enhances the sense of practicality, complete with a breakfast bar area that creates a natural divide between cooking and living spaces. Both bedrooms are generous double rooms, providing comfortable accommodation with flexibility for a variety of needs, including additional workspace if required. The bathroom is particularly spacious and benefits from a window, allowing for natural light and ventilation. Further benefits include solid concrete flooring for excellent sound and thermal insulation, allocated parking, visitor spaces, and access to a communal garden. Offered with no onward chain, this is a straightforward purchase and an excellent opportunity to secure a well-located, low-maintenance home with long-term appeal.



Total floor area 77.3 m² (832 sq.ft.) approx

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.propertybox.io



welcome to

Field Oaks Way, Merstham Redhill

- Modern Penthouse apartment located 7 minutes walk to Merstham mainline Station
- Two double bedrooms
- Large family bathroom with window
- Spacious open-plan living space with lounge and dining area
- Separate Kitchen with breakfast bar area
- Allocated and visitor parking
- Communal garden

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£325,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/RDH103808](https://www.barnardmarcus.co.uk/Property/RDH103808)



Property Ref:
RDH103808 - 0004

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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