



**Price**

**£230,000**

**Leasehold**

1x  1x  1x 

**Albion Yard, Brook  
Road, Merstham,  
Redhill, Surrey, RH1**

**cubitt&west**  
Helping you move forwards



## Main features

- **Fitted kitchen with integrated Bosch appliances and Silestone worktops**
- **Elegant white sanitary ware and chrome fittings to the bathroom**
- **Built-in wardrobe to bedroom**



### Nearest Schools

Primary Schools: St John's Primary 0.4 miles, St Joseph's Catholic Primary, Redhill 0.5 miles, Brambletye Junior School 0.5 miles

Secondary Schools: The Warwick School 0.6 miles, Dunottar Day School for Girls 0.6 miles, Reigate Grammar School 0.9 miles



### Transport Information

Train Stations: Redhill 0.4 miles, Earlswood 0.4 miles, Reigate 1.5 miles

## Accommodation

### FIRST FLOOR

Entrance Hall

Living/Kitchen/Dining: 17'6 x 8'7 (5.34m x 2.62m)

Bedroom : 12'1 x 9'0 (3.69m x 2.75m)

**Call Redhill - 01737 778866 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details



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