



**Thanet Court Nailsworth Crescent, Merstham, RH1 3FY**  
**Asking Price £325,000**

A two bedroom first floor apartment offered to the market with remainder of NHBC Guarantee, lift to all floors, entry-phone security system, 18' x 17' reception/dining room/kitchen with integrated appliances and Juliet balcony, gas central heating, double glazing, 15' x 10' main bedroom and family bathroom. The property is within walking distance to Merstham Village with mainline railway station providing good commuter links to London, Gatwick and the South coast with bus routes serving Redhill town centre offering a good choice of shops, bars and restaurants and weekly local market.

## **ENTRY-PHONE SYSTEM**

With access to double glazed front door, leading through to:

## **LOBBY**

Security door giving access to:

## **COMMUNAL ENTRANCE HALL**

Lift and stairs leading to:

## **FIRST FLOOR LANDING**

Own front door leading to:

## **ENTRANCE HALL**

Wood style flooring, radiator with cover, smoke alarm, double fitted cupboard with space and plumbing for washer/dryer, wall mounted fuse board, built in shelving, access point, extractor, continuation of wood floor.

## **RECEPTION/DINING ROOM/KITCHEN 18'6 x 17'3 (5.64m x 5.26m)**

### **KITCHEN AREA:**

A range of wall mounted and base level units, square edge work surface, stainless steel sink with mixer tap, built in electric oven, built in 4 ring gas hob with extractor hood over, integrated dishwasher, integrated fridge/freezer, tiled walls, power points, smoke alarm, down-lighters, wood style flooring.

### **RECEPTION AREA:**

Side aspect Upvc double glazed windows, side aspect double glazed patio door giving access to JULIET BALCONY, radiator, storage cupboard housing boiler, continuation of wood style flooring, media point, power points.

## **FAMILY BATHROOM**

A white three piece suite comprising low level WC, pedestal wash hand basin with chrome style mixer tap, panel enclosed bath with separate shower over bath, tiled walls, tiled floor, chrome heated towel rail, down-lighter, extractor, shaver point, wall mounted mirror.

## **BEDROOM 1 15'4 x 10'8 (4.67m x 3.25m)**

Side aspect Upvc double glazed windows, radiator, power points, fitted wardrobe with hanging rail and shelving.

## **BEDROOM 2 15'9 x 6'11 (4.80m x 2.11m)**

Side aspect Upvc double glazed window, radiator, power points, media point, fitted wardrobe.

## **LEASE:**

999 years from 2021 (994 years remaining)

## **SERVICE/MAINTENANCE CHARGE**

£441 payable quarterly

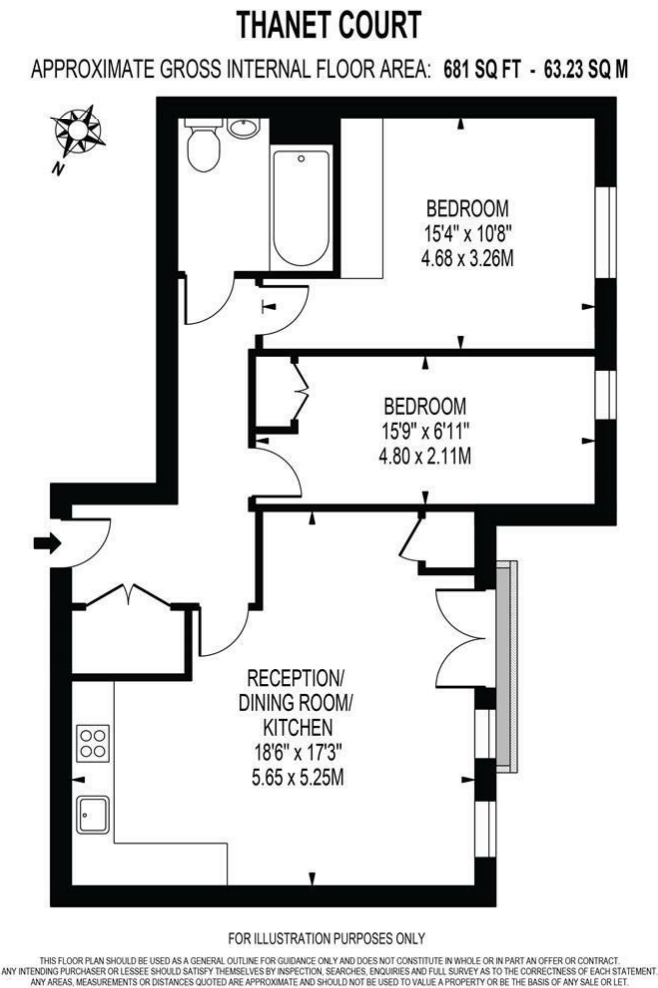
## **GROUND RENT**

£12 per annum (Peppercorn)

## **COUNCIL TAX BAND C**



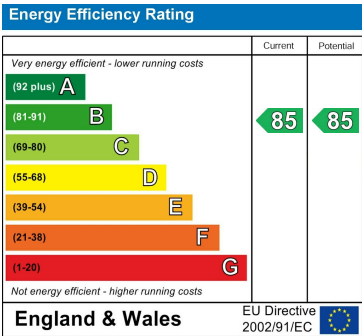
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.