



**4 Rookwood Close, Merstham, RH1 3AY**  
**Guide Price £285,000**

Thomas & May Is pleased to offer this spacious first floor maisonette ideally located for access to Merstham train station. The property comprises: entrance hall with large storage cupboard, lounge/diner with balcony overlooking the communal gardens, kitchen with appliances, two double bedrooms, bathroom, separate W/C & garage.

**LEASE:**

999 years from 29 Sept 1962 - 935 years remaining

**SERVICE CHARGE:**

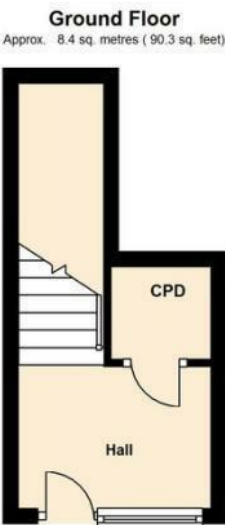
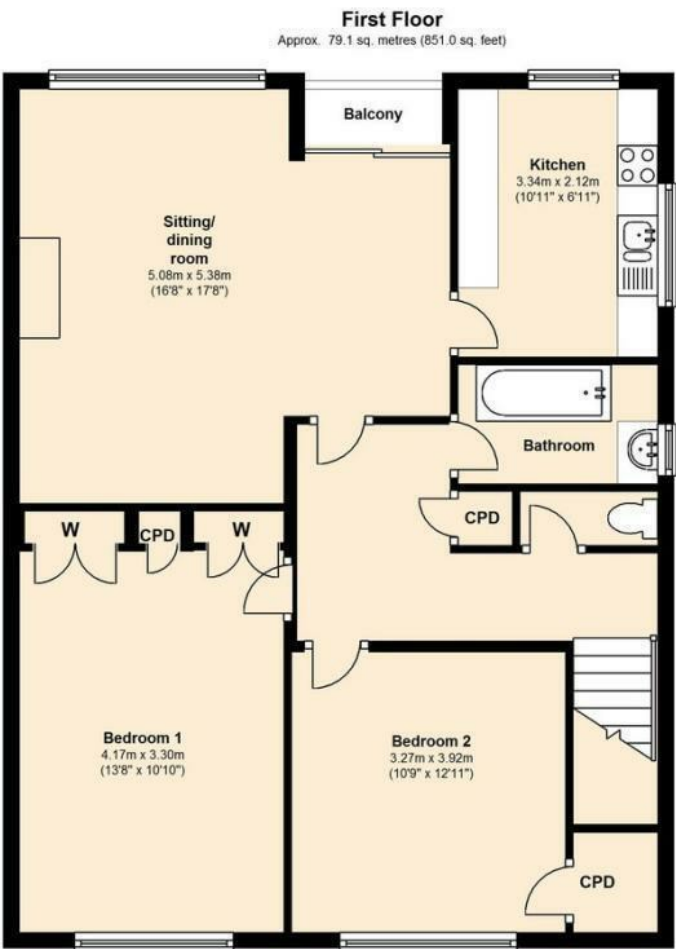
£1668 per annum

**GROUND RENT**

Peppercorn

**COUNCIL TAX BAND C**

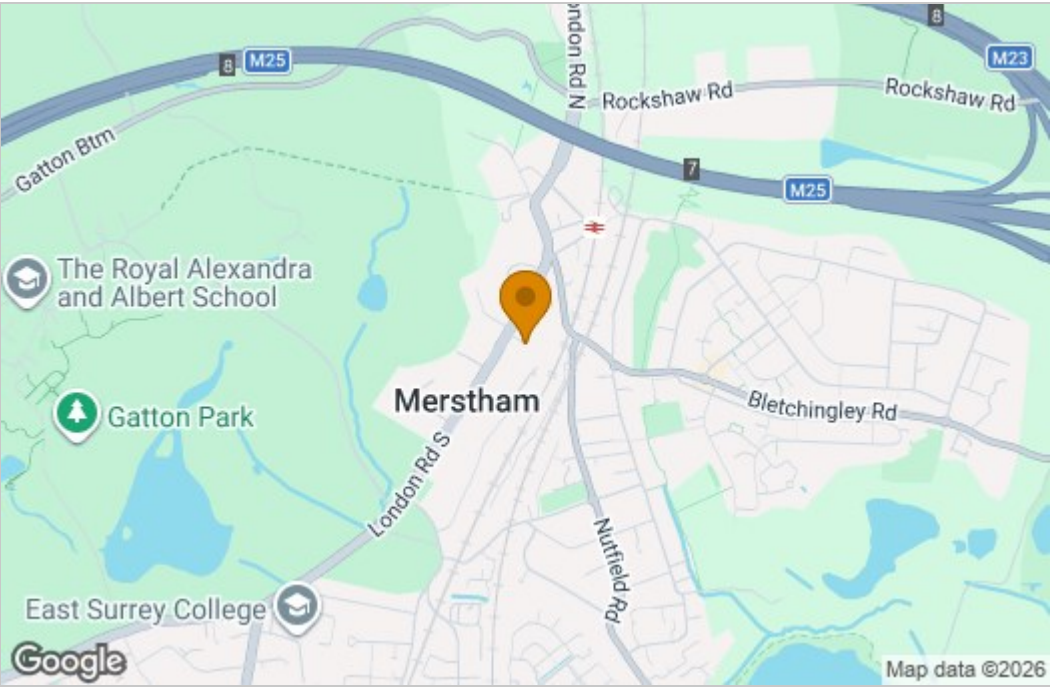
Floor Plan



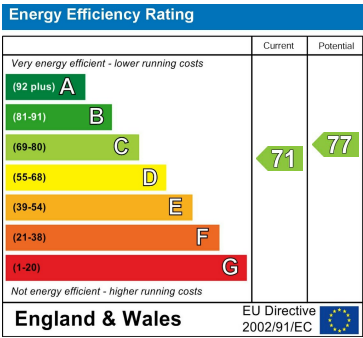
Not to scale

Total area: approx. 87.5 sq. metres (941.3 sq. feet)

Area Map



Energy Efficiency Graph



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