



new
woodlands
GATED TRUST
SOLD



FLAT 1 BURNSIDE COURT, 45 MID STREET, SOUTH NUTFIELD, SURREY, RH1 4JU

**£205,000
LEASEHOLD**

One bedroom, ground floor apartment with a private front door, garage, parking and no chain, situated in a lovely village location.

This excellent apartment would make a wonderful first purchase, or downsize, being a rarity in the village of South Nutfield.

There is a courtyard area to the rear, where you have a private door that opens into a modern kitchen. Off the kitchen you have shower room, with a window to the side, and there is an inner hallway that leads to a dual aspect double bedroom, and a generous living room with 9ft high ceilings.

Burnside Court is an attractive Victorian building, that has ample parking and a garage to the rear, where there is also communal gardens.

Nearby there is a well stocked local shop, a park, a highly sought after school, popular local pub and a train station that has services to London via Redhill.

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|--------------------------|--------------------|
| ■ GROUND FLOOR APARTMENT | ■ VILLAGE LOCATION |
| ■ LONG LEASE | ■ NO CHAIN |
| ■ PRIVATE FRONT DOOR | ■ GARAGE |
| ■ GREAT COMMUNITY | ■ TRAINS TO LONDON |
| ■ COUNCIL TAX BAND: B | ■ EPC RATING: D |





ROOM DIMENSIONS:

PRIVATE FRONT DOOR LEADING TO

KITCHEN

10'0 x 6'8 (3.05m x 2.03m)

INNER HALL

12'3 x 3'5 (3.73m x 1.04m)

LOUNGE

15'11 x 13'1 (4.85m x 3.99m)

BEDROOM

12'4 x 9'5 (3.76m x 2.87m)

SHOWER ROOM

6'7 x 4'0 (2.01m x 1.22m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

COURTYARD GARDEN

GARAGE AND PARKING

YEARS REMAINING ON LEASE: 134

GROUND RENT: £50 PER ANNUM

MAINTENANCE: £1,200 PER ANNUM



GROUND FLOOR
453 sq.ft. (42.1 sq.m.) approx.



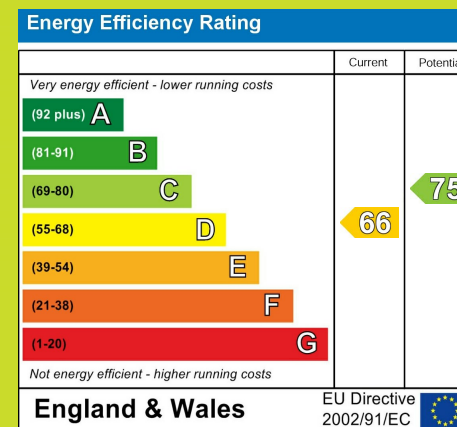
TOTAL FLOOR AREA : 453 sq.ft. (42.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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