
woodlands

12 KETTON GREEN, MERSTHAM, SURREY, RH1 3JU
£215,000
LEASEHOLD

*** Best value two bedroom apartment in the area ***

This top floor, two bedroom apartment comes with the benefit of a private balcony and no onward chain.

Located just around the corner from local shops, popular schools and Merstham train station, this two bedroom property would make the perfect first home.

The building has a secure, telephone entry system and internal stairs to all floors. On the top floor you have your front door, beyond which is an entrance hall with a built in storage cupboard. There is a lounge/dining room with a door to a private balcony, a separate, modern kitchen, a good size bathroom and two double bedrooms. In addition there is gas central heating and double glazed windows.

At the rear there is a shared courtyard and garden area, as well as the communal bin store.

There are a selection of shops just a short walk from the property, including Co-op and Londis stores, a community library and cafe, and some food outlets.

Merstham train station can be found less than half a mile away, and offers direct services to central London and Gatwick.

- **GREAT VALUE**
- **TWO BEDROOMS**
- **BALCONY**
- **GAS CENTRAL HEATING**
- **COUNCIL TAX BAND: B**
- **NO CHAIN**
- **MODERN KITCHEN**
- **FULLY DOUBLE GLAZED**
- **SHOPS AND STATION NEARBY**
- **EPC RATING: D**













ROOM DIMENSIONS:

ENTRANCE HALL
13'2 x 6'2 (4.01m x 1.88m)

LOUNGE/DINING ROOM
13'5 x 11'11 (4.09m x 3.63m)

KITCHEN
9'9 x 8'11 (2.97m x 2.72m)

BEDROOM ONE
12'11 x 8'9 (3.94m x 2.67m)

BEDROOM TWO
10'10 x 8'5 (3.30m x 2.57m)

BALCONY
10'6 x 5'5 (3.20m x 1.65m)

BATHROOM
7'7 x 6'5 (2.31m x 1.96m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

SHARED COURTYARD & GARDEN AREA

YEARS REMAINING ON LEASE: 100 YEARS

GROUND RENT: £10 PER ANNUM

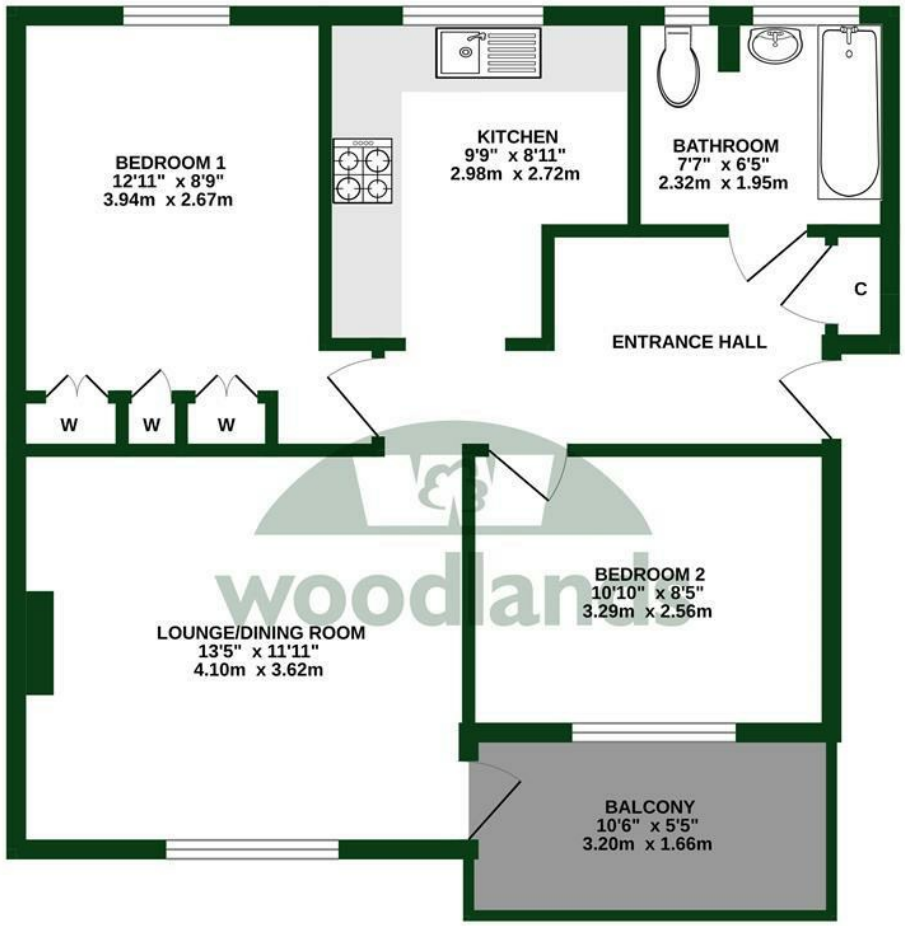
SERVICE CHARGES: £1,035.26 PER ANNUM







SECOND FLOOR
578 sq.ft. (53.7 sq.m.) approx.



TOTAL FLOOR AREA : 578 sq.ft. (53.7 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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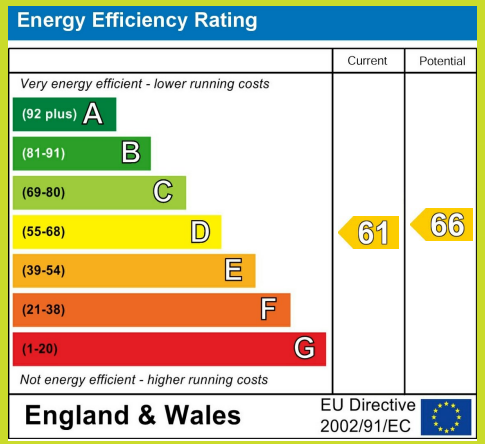
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