



Chilmark Gardens, Merstham, Surrey, RH1 3NX

Offers in the Region of: £215,000 Leasehold

A one bedroom first floor apartment with own rear garden, own balcony, double glazing, central heating, fitted kitchen, 14' x 13'11 sitting room and family bathroom. No chain. Merstham offers local shops, schools and mainline railway station with commuter links to London, Gatwick and the South coast with Redhill town centre offering more comprehensive shops, restaurants and local weekly market.



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COMMUNAL HALLWAY

Leading up to:

FIRST FLOOR LANDING

Own front door leading through to:

ENTRANCE HALL

Wood laminate flooring, storage cupboard, thermostat, radiator, door to:

BEDROOM

4.04m (13' 3") x 3.18m (10' 5")

Front aspect Upvc double glazed window, radiator, power points, fitted wardrobe with mirror glide doors, continuation of wood laminate flooring, dimmer switch.

SITTING ROOM

4.27m (14' 0") x 4.24m (13' 11")

Front aspect Upvc double glazed patio doors giving access to balcony, continuation of wood laminate flooring, storage cupboard, power points, radiator, coved ceiling, further storage cupboard.

BALCONY

3.15m (10' 4") x 1.50m (4' 11")

KITCHEN

3.33m (10' 11") x 2.54m (8' 4")

A range of wall mounted and base level units, roll top work surface, stainless steel sink, integrated electric oven and 4 ring gas hob with extractor hood over, tiled walls, wall mounted boiler, rear aspect Upvc double glazed window, space and plumbing for washing machine, space for fridge, space for microwave, power points. NB: Vendor advises the boiler is brand new, fitted late May 2021 with a 5 year guarantee.

BATHROOM

A white three piece suite comprising low level w.c., pedestal wash hand basin, panel enclosed bath, separate shower over bath, Upvc double glazed obscured window, tile floor, tiled walls, chrome heated towel rail, coved ceiling.

OUTSIDE

Plenty of parking available.

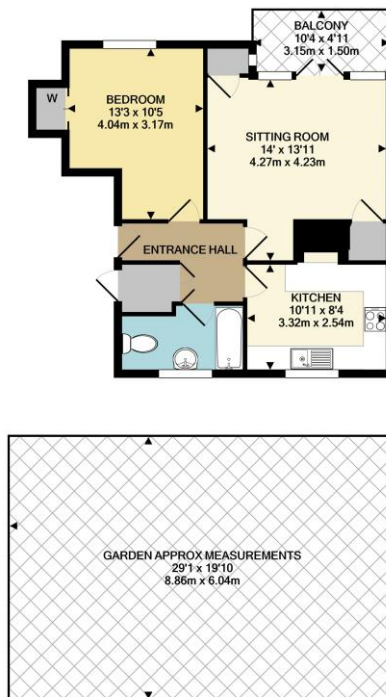
OWN REAR GARDEN

6.05m (19' 10") x 8.86m (29' 1") (approx)

With mature shrubs and flower borders.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	60	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	60	65
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



TOTAL APPROX. FLOOR AREA 517 SQ.FT. (48.1 SQ.M.)
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