

£340,000 Leasehold

Scotia Court, 3 Station Road North, Merstham, Surrey RH1 3GH



- Upper Ground Floor
- Open Plan Kitchen/Reception Room
- Gas Central Heating
- Minutes from Merstham Railway Station
- Approx. 746 Sqft Gross Internal Area
- High Performance Glazing
- Parking Space
- Very Long Lease

## GENERAL DESCRIPTION

This flat is on the upper ground floor of a recently-constructed development just minutes from Merstham Station (for Thameslink services between Horsham and Peterborough and Southern trains to Reigate or London Victoria). The property has a twenty-foot reception with open-plan kitchen area featuring sleek, white units. There is a main bedroom with fitted wardrobe plus a second double bedroom and an attractive bathroom. Well insulated walls, high performance glazing and a modern gas central heating system all contribute towards a very good energy-efficiency rating. There are three primaries and a secondary school in the local area, all Ofsted-rated either 'Good' or 'Outstanding'. Nearby Gatton Park and the wider Surrey Hills area offer plenty of outside space to explore. The flat comes with use of a parking space and benefits from a very long lease.

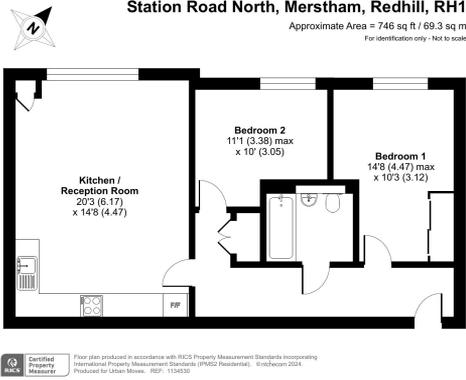
**Tenure:** Leasehold (990 years from 01/04/2022).

**Service Charge:** £182.89 per month (subject to annual review).

**Council Tax:** Band D, Reigate & Banstead Borough Council.

**Please Note:** This property is currently part-owned by HSPG Housing Association but is offered as a 100% open-market sale. Upon completion, the full leasehold title would transfer to the buyer.

This property is offered for sale in the condition seen. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets not permitted (except assistance animals).



## DIMENSIONS

### UPPER GROUND FLOOR

#### Entrance Hallway

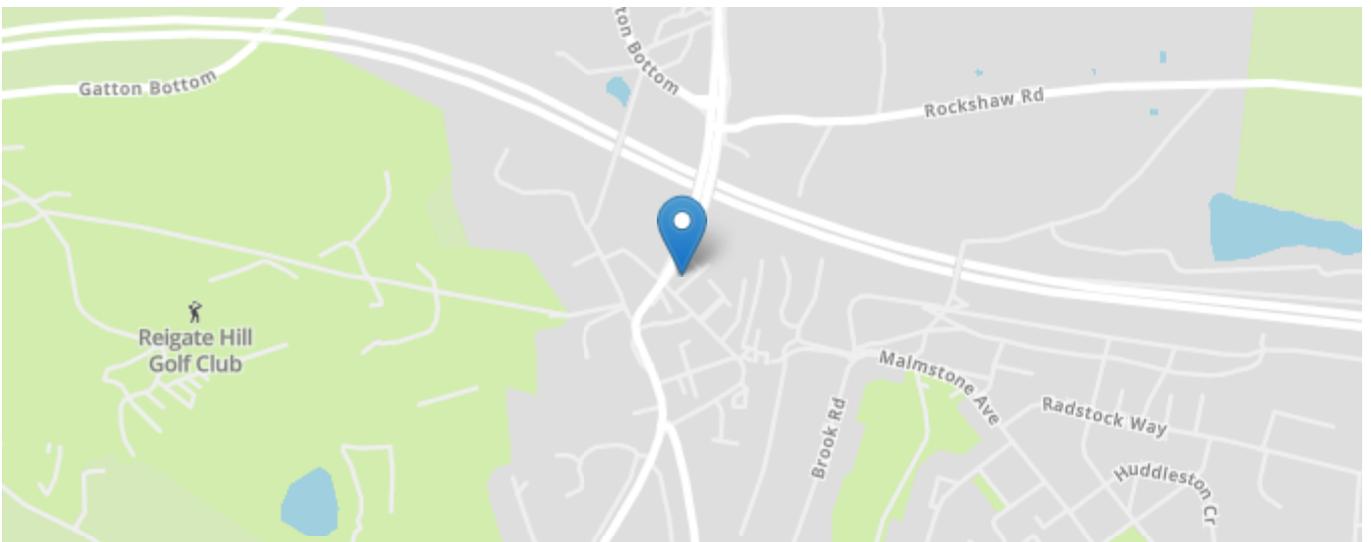
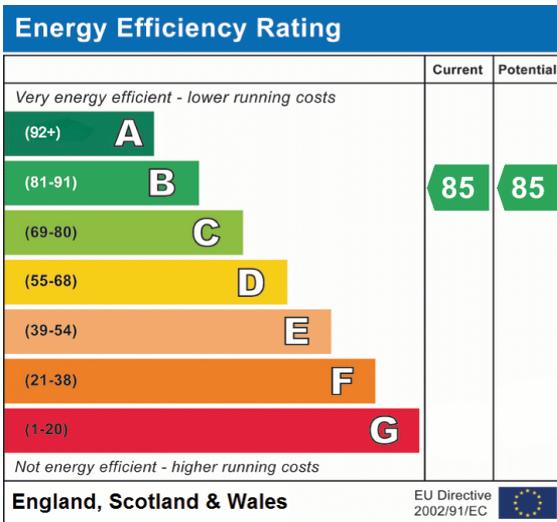
**Reception**  
20' 3" x 14' 8" (6.17m x 4.47m)

**Kitchen**  
included in reception measurement

**Bedroom 1**  
14' 8" max. x 10' 3" (4.47m x 3.12m)

**Bedroom 2**  
11' 1" max. x 10' 0" (3.38m x 3.05m)

#### Bathroom



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.