



STONEHAM PLACE, WOLFENDALE CLOSE, MERSTHAM

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FIND A HOUSE. MAKE IT HOME

STONEHAM PLACE, WOLFENDALE CLOSE, MERSTHAM RH1

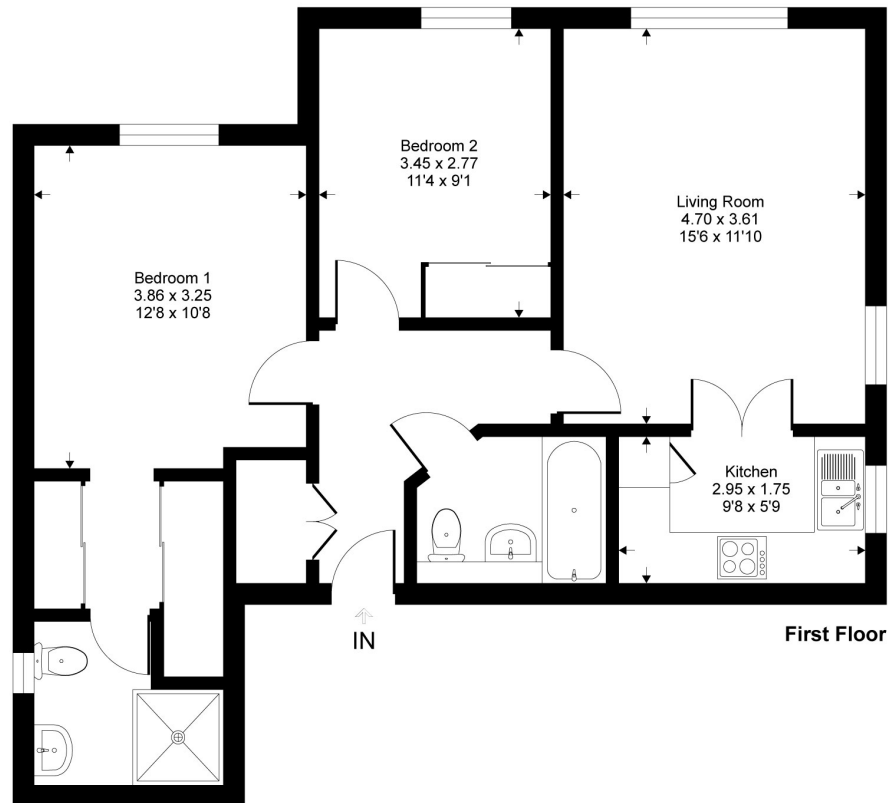


- Executive first floor apartment
- Immaculately presented
- One allocated parking space
- Communal garden to front & rear
- No chain
- Master double bedroom with a dressing area
- Ensuite shower to master
- Second double bedroom with fitted wardrobe
- Easy reach of Merstham station & local shops.
- Dual aspect reception room

# STONEHAM PLACE, WOLFENDALE CLOSE, MERSTHAM RH1

## Stoneham Place, RH1

Approximate Gross Internal Area = 66.5 sq m / 716 sq ft



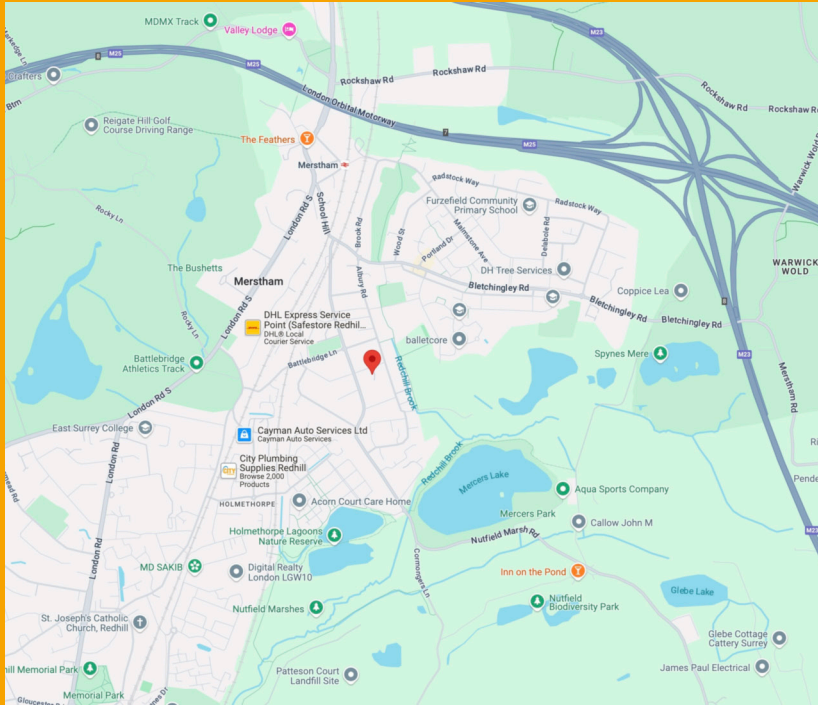
Welcome to Stoneham Place, where quality and distinctive style greet you the moment you step in. This two bedroom apartment has been thoughtfully designed for luxurious living, offering both comfort and sophistication. As you enter, you're welcomed by a spacious hallway, complete with a large storage and boiler cupboard. The open-plan reception area, with its dual aspect, is ideal for entertaining. The adjoining modern kitchen can be enclosed with double doors and is fitted with sleek cream wall and base units, integrated appliances, and contrasting countertops—perfect for meal preparation and hosting. The principal bedroom is exceptional, offering ample room for a super king-sized bed.

This apartment is incredibly peaceful, with no neighbour's directly above, and boasts lovely views over the gardens. It's filled with natural light throughout the day, creating a bright and airy atmosphere. This home has been meticulously maintained by the current owner, who is also a director of the management company. Additional features include an allocated off-road parking space, a shared bin store, a secure cycle storage area, and well-tended communal gardens at both the front and rear for all residents to enjoy.

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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## STONEHAM PLACE, WOLFENDALE CLOSE,



### LOCATION

Nearby there are some lovely green spaces, including Mercers country park. You have a Tesco express within walking distance, as well as mainline train services available from Merstham station. Redhill town centre can be found around a mile and a quarter from the property, and offers a great range of shops and amenities, including a multi screen cinema and leisure complex, extensive additional transport links, and the Belfry shopping centre. Reigate town centre is a short drive away.

### ADDITIONAL INFORMATION

Council tax band D, £2,339.35 P/A  
Ground rent £250 P/A  
Service charge £1,965.00 P/A



### DID YOU LIKE WHAT YOU'VE JUST SEEN?

Get in touch. We are more than happy to arrange a viewing, assist you with the complicated paperwork and find you the best local businesses to help during and after your move. We look forward to hearing from you.

58 Castle Walk  
Reigate, Surrey  
RH2 9PX

01737 317880  
hello@houndandporter.co.uk