



**5 ST KATHERINES HOUSE LONDON ROAD NORTH, MERSTHAM,
SURREY, RH1 3BG
£299,500**

**STUNNING NEWLY CONVERTED APARTMENT AVAILABLE WITH HELP TO BUY
SCHEME**

This stunning two double bedroom apartment has a delightful open plan living space with a contemporary finish and ample room for separate living and dining areas. The fully fitted kitchen has integrated appliances and solid work surfaces. The property benefits from underfloor heating and double glazed sash windows.

Both bedrooms are doubles and the master has wall to wall wardrobes. In addition there is a luxurious bathroom with a window and fitted white suite.

Outside there is a communal garden to the rear of the building, along with a bin store, cycle shed and allocated parking space.

St Katherines House is the latest development by the award winning Earlswood Homes. This former public house dates back over 200 years and is locally listed. It has been converted into just five bespoke apartments offering everything for the modern day buyer.

Situated in the heart of Merstham Village with its local amenities, the mainline railway station is within 250 yards making it ideal for commuters. The apartment is available on the Help to Buy Scheme.

DIRECTIONS: from Redhill town centre take the A23 London Road. Continue onto Merstham and through the village, after rounding the bend by The Feathers Public House, the development can be found on your left hand side.

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|-------------------------------------|----------------------------------|
| ■ CONVERTED APARTMENT | ■ TWO BEDROOMS |
| ■ CONTEMPORARY STYLING | ■ ALLOCATED PARKING |
| ■ INTEGRATED KITCHEN | ■ LOCALLY LISTED BUILDING |
| ■ 250 YARDS TO TRAIN STATION | ■ SOUGHT AFTER LOCATION |
| ■ CHAIN FREE | ■ HELP TO BUY SCHEME |





ROOM DIMENSIONS:

LOUNGE/KITCHEN

20'4 x 18'11 (6.20m x 5.77m)

BEDROOM ONE

12'7 x 10'7 (3.84m x 3.23m)

BEDROOM TWO

10'0 x 7'1 (3.05m x 2.16m)

BATHROOM

7'9 x 6'8 (2.36m x 2.03m)

UNDERFLOOR HEATING

DOUBLE GLAZED WINDOWS

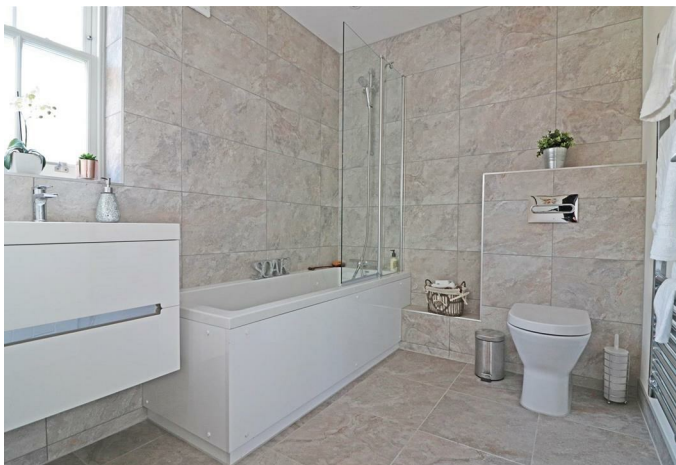
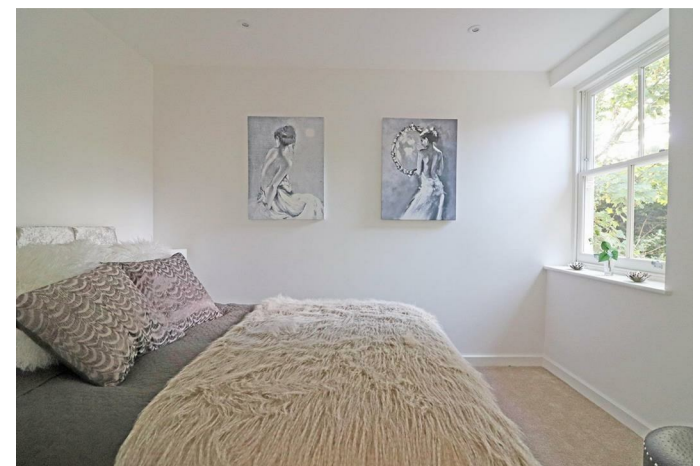
LEASE INFORMATION:

LEASE: 125 YEARS

GROUND RENT: £200 PER ANNUM

MAINTENANCE: £700 (ESTIMATED) PER ANNUM

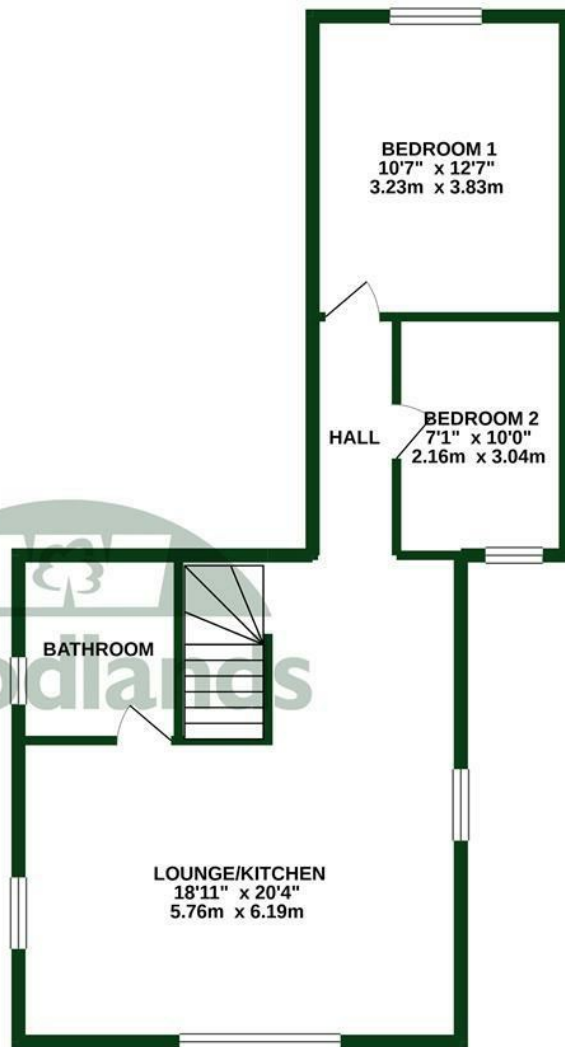
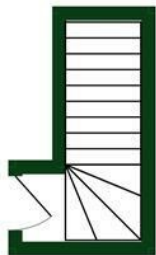
TEN YEAR WARRANTY



Backed by
HM Government

GROUND FLOOR
43 sq. ft. (4.0 sq. m.) approx.

1ST FLOOR
615 sq. ft. (57.2 sq. m.) approx.



TOTAL FLOOR AREA : 658 sq. ft. (61.2 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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