



**FLAT 4A MERRICK PLACE, 12 CAVENDISH ROAD, REDHILL,  
SURREY, RH1 4AE**

**£270,000**

**LEASEHOLD - SHARE OF FREEHOLD**

**\*\*\* NO CHAIN AND NEW LEASE OFFERED \*\*\***

**\*\*\* DELIGHTFUL, CHARACTER RICH FIRST FLOOR CONVERSION APARTMENT WITH  
STUNNING VIEWS \*\*\***

Merrick Place is situated in a quiet residential street on the fringe of Redhill town centre, so all the local amenities are just a stones throw from your doorstep. The town centre benefits from excellent train links to London and Gatwick, and a newly opened cinema & entertainment complex. At the end of the road is The Home Cottage gastro pub, which has a wonderful dining room & garden. To compliment the town you are also able to walk into the countryside with access to the nature reserve & wetlands, making this the perfect combination of accessible urban living, commuter friendly but with the countryside on hand.

Merrick Place is an imposing, detached period building that has a welcoming entrance and communal areas with a low-rise staircase & original features including ornate banisters.

The apartment is located on the first floor and as you enter into the main living space you are immediately struck by the feeling of light & space created by the 9ft ceilings & large bay window, with far reaching views. The open plan 18ft square lounge/kitchen/dining space has plenty of room for sofas and dining table, and has a fitted kitchen to one side. The inner hallway gives access to both bedrooms & the bathroom. The main bedroom has built in wardrobes & another wonderful sash bay window. The second bedroom could be used as a home office or bedroom & the shower room has a fitted shower cubicle & a practical white suite.

The apartment is presented in good condition throughout, has gas central heating to radiators & benefits from being share of freehold. The property also has the use of the shared communal store room which is located to the first floor of the building. Outside there is an allocated parking space within the car park. This apartment is a wonderful example of a character conversion apartment which is well worth viewing!

- |                              |                             |
|------------------------------|-----------------------------|
| ■ <b>CENTRAL LOCATION</b>    | ■ <b>CHARACTER PROPERTY</b> |
| ■ <b>TWO BEDROOMS</b>        | ■ <b>NO CHAIN</b>           |
| ■ <b>HIGH CEILINGS</b>       | ■ <b>OFF ROAD PARKING</b>   |
| ■ <b>SHARE OF FREEHOLD</b>   | ■ <b>NEW LEASE</b>          |
| ■ <b>COUNCIL TAX BAND: B</b> | ■ <b>EPC RATING: D</b>      |





#### **ROOM DIMENSIONS:**

#### **COMMUNAL HALLWAY**

#### **PRIVATE FRONT DOOR**

#### **LOUNGE/KITCHEN**

18'8 x 18'4 (5.69m x 5.59m)

#### **BEDROOM ONE**

15'0 x 10'2 (4.57m x 3.10m)

#### **BEDROOM TWO**

9'6 x 7'9 (2.90m x 2.36m)

#### **SHOWER ROOM**

#### **GAS CENTRAL HEATING**

#### **SASH WINDOWS**

#### **OFF ROAD PARKING**

#### **COMMUNAL STORE ROOM**

#### **SHARE OF FREEHOLD**

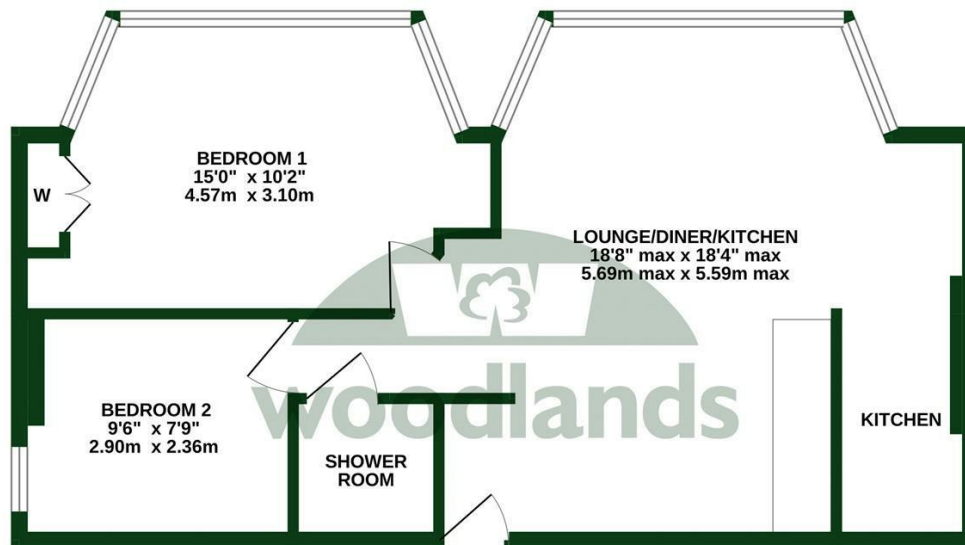
#### **SOLD WITH A NEW LEASE**

#### **GROUND RENT: N/A**

#### **SERVICE CHARGE: £2,472 PER ANNUM (£206 PCM)**



FIRST FLOOR  
572 sq.ft. (53.2 sq.m.) approx.



TOTAL FLOOR AREA: 572 sq.ft. (53.2 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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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         | 80        |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 57                      |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

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