



**2 ALBURY PLACE ALBURY ROAD, MERSTHAM, SURREY, RH1 3LP**

**£165,000**

**LEASEHOLD - SHARE OF FREEHOLD**

**\*\*\* GROUND FLOOR APARTMENT OFFERING SUPERB VALUE, WITH THE ADDED BENEFIT OF NO CHAIN \*\*\***

Situated within walking distance of Merstham mainline train station and a number of local shops, this ground floor apartment has the benefit of allocated parking and a share of the freehold.

Through the front door there is a hallway with a cupboard housing the hot water cylinder. You have a lounge with a double glazed window to the front, a separate, modern kitchen, bathroom with a white suite and a bedroom with built in wardrobes.

Please note, there is currently no central heating within the property, as there were previously inoperative wall mounted electric heaters that have been removed.

To the rear there is a garden area and allocated parking, as well as some visitor spaces.

Merstham mainline train station can be found a short walk from the property, and offers direct services to central London, as well as trains to Redhill, Horley and Gatwick.

There is a parade of shops 5 minutes away on foot, including a Co-op local and several food outlets.

- GROUND FLOOR APARTMENT
- ONE BEDROOM
- SHARE OF FREEHOLD
- CLOSE TO SHOPS
- COUNCIL TAX BAND: A
- EXCELLENT VALUE
- ALLOCATED PARKING
- NO CHAIN
- STATION NEARBY
- EPC RATING: D





**ROOM DIMENSIONS:**

**ENTRANCE HALL**

8'8 x 2'7 (2.64m x 0.79m)

**LOUNGE**

10'11 x 8'10 (3.33m x 2.69m)

**KITCHEN**

8'10 x 4'7 (2.69m x 1.40m)

**BEDROOM**

8'9 x 7'8 (2.67m x 2.34m)

**BATHROOM**

5'10 x 4'8 (1.78m x 1.42m)

**DOUBLE GLAZED WINDOWS**

**ALLOCATED PARKING FOR ONE CAR**

**SHARE OF FREEHOLD**

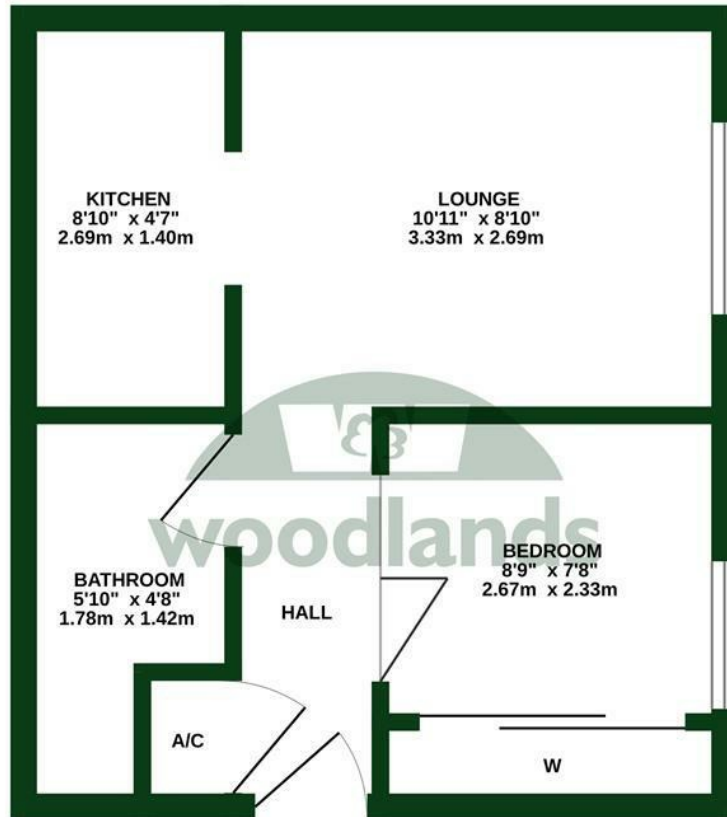
**YEARS REMAINING ON LEASE: 90**

**GROUND RENT: £100 PER ANNUM**

**SERVICE CHARGES: £360 PER ANNUM**



GROUND FLOOR  
274 sq.ft. (25.4 sq.m.) approx.



TOTAL FLOOR AREA : 274 sq.ft. (25.4 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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