

2 bed flat to buy in RH1

Ketton Green, Merstham, Redhill, Surrey, RH1 3JU

£180,000 Starting Bid

x 2 x 1 x 1

Tenure

Leasehold

On Street parking

Property features

- BEING SOLD VIA SECURE SALE ONLINE BIDDING - T&Cs APPLY
- GREAT VALUE
- TWO BEDROOMS
- BALCONY
- EPC Rating D

Key Information

- Council Tax: Band B
- EPC Rating: D
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: FTTC (fibre to the cabinet)
- Mobile signal: Good

Arrange a viewing

Felix Keene
Branch Manager
South West Auction

023 8251 4032
southwest@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

Sold via Online Unconditional Auction. This top floor, two bedroom apartment comes with the benefit of a private balcony and no onward chain.

Located just around the corner from local shops, popular schools and Merstham train station, this two bedroom property would make the perfect first home.

The building has a secure, telephone entry system and internal stairs to all floors. On the top floor you have your front door, beyond which is an entrance hall with a built in storage cupboard. There is a lounge/dining room with a door to a private balcony, a separate, modern kitchen, a good size bathroom and two double bedrooms. In addition there is gas central heating and double glazed windows.

At the rear there is a shared courtyard and garden area, as well as the communal bin store.

There are a selection of shops just a short walk from the property, including Co-op and Londis stores, a community library and cafe, and some food outlets. Merstham train station can be found less than half a mile away, and offers direct services to central London and Gatwick.

A Legal Pack is available upon request, this pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any SDLT liability associated with overall purchase costs.

Room Dimensions: -

Entrance Hall - 4.01m x 1.88m (13'2 x 6'2) -

Lounge/Dining Room - 4.09m x 3.63m (13'5 x 11'11) -

Kitchen - 2.97m x 2.72m (9'9 x 8'11) -

Bedroom One - 3.94m x 2.67m (12'11 x 8'9) -

Bedroom Two - 3.30m x 2.57m (10'10 x 8'5) -

Balcony - 3.20m x 1.65m (10'6 x 5'5) -

Bathroom - 2.31m x 1.96m (7'7 x 6'5) -

Gas Central Heating -

Double Glazed Windows -

Shared Courtyard & Garden Area -

Years Remaining On Lease: 100 Years -

Ground Rent: £10 Per Annum -

Service Charges: £1,035.26 Per Annum -

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 100

Annual Ground Rent Amount: £10.00

Annual Service Charge Amount: £1,035.00

Price: Starting Bid £180,000

Property Type: Flat

Parking: On Street

Construction materials: Brick and block

Roofing type: Clay tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

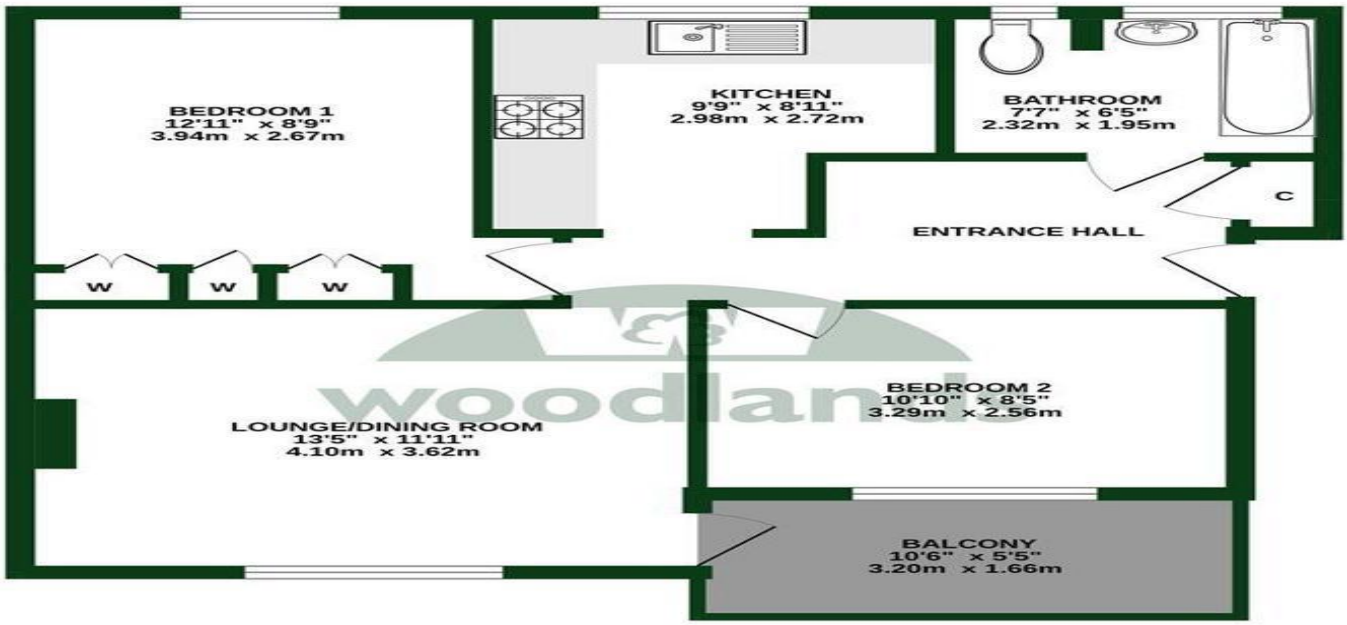
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

SECOND FLOOR
578 sq.ft. (53.7 sq.m.) approx.



TOTAL FLOOR AREA : 578 sq.ft. (53.7 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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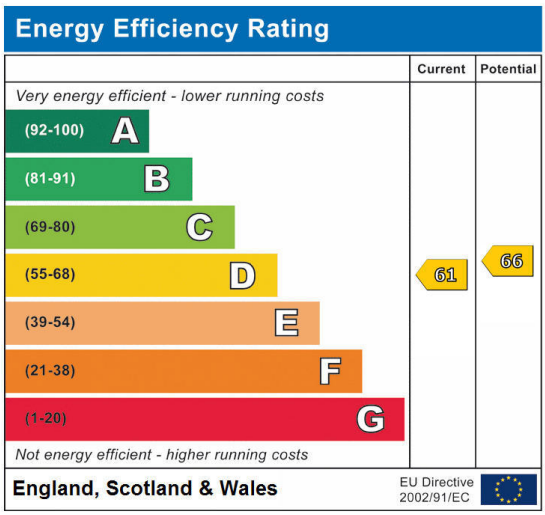

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Contact your local branch today for more information on this property:

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