



**Summary:**

Ivy gate are pleased to present this two bedroom ground floor apartment located in Merstham. The apartment is 0.2 miles to Merstham train station.. The apartment comprises: main bedroom with en-suite, the second bedroom is also a good size. Spacious open plan living/dining room with modern fitted kitchen with integrated appliances. The apartment comes with allocated parking, communal gardens. The area offers local shops, schools and Merstham mainline railway station providing commuter links to London, Gatwick and the South coast. Redhill town centre offers more comprehensive shopping facilities and restaurants, and the M23/25 can be accessed at Junction 7 & 8 providing good motorway connections to the surrounding areas.

**Two Bedroom Apartment**

**Allocated Parking**

**En-Suite**

**0.2 Miles to Merstham Station**

**Open Plan Kitchen**

**Main Gas & Main Electric - Broadband: BT**



### Rookwood Place

Approximate Gross Internal Area = 78.3 sq m / 843 sq ft

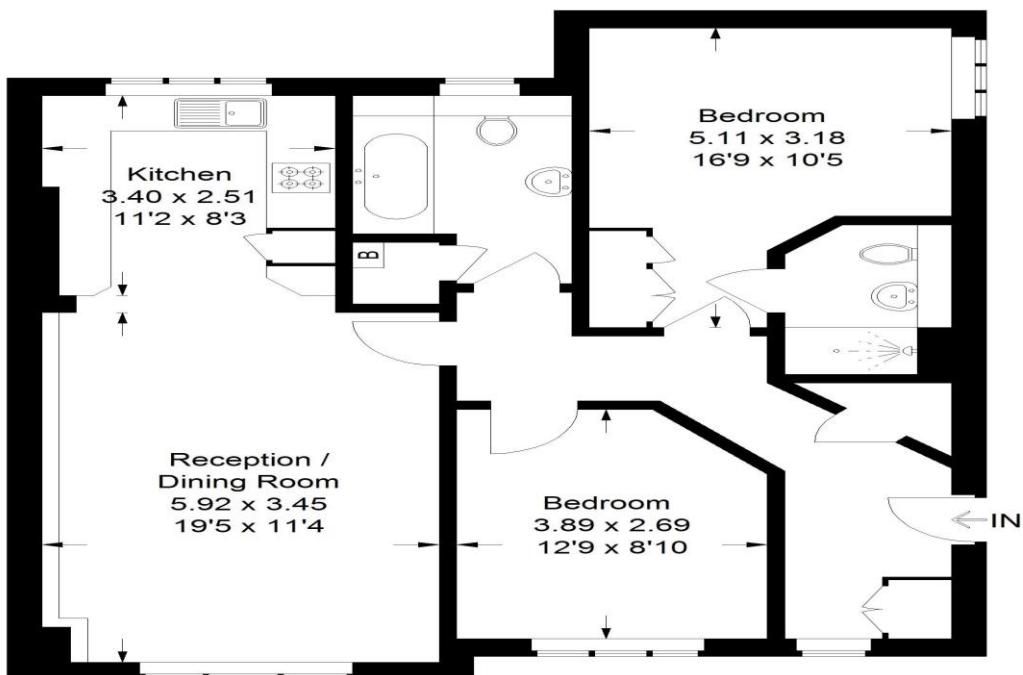


Illustration for identification purposes only, measurements are approximate, not to scale. [floorplansUsketch.com](http://floorplansUsketch.com) © (ID1059743)

Tenure: Leasehold

Council Tax: D

Local Authority:

EPC Rating: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92+)		A	
(81-91)		B	
(69-80)		C	
(55-68)		D	
(39-54)		E	
(21-38)		F	
(1-20)		G	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<a href="http://www.EPC4U.COM">www.EPC4U.COM</a>			

#### MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

#### THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.