



Griffin Place, Merstham, RH1 3LL

£1,350 PCM



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This apartment has been exceptionally well maintained and offers many benefits. The accommodation comprises a spacious open plan living room / diner with dual aspect windows allowing plenty of light, modern fitted kitchen with a full range of Siemens integrated appliances, modern bathroom with shower over bath, double bedroom with glass fronted fitted wardrobe, communal garden and private allocated parking. The property benefits from underfloor heating, a part boarded useable loft space and great energy efficiency.

Merstham is a North Downs village of ancient origin, but modern attributes. It lies just North of Redhill and Nutfield, with part of the North Downs Way National Trail running along its Northern boundaries. It's within close proximity to other green parks and spaces, from Merstham Recreation Ground, Furzefield Wood, Merstham Bund Nature Reserve and Mercers Park, with its nature trail and beautiful lake.

There are some lovely independent shops and eateries such as Pizza Project Café, serving authentic Italian, wood-fired pizzas, fresh pastries, and artisan coffee. A much-loved Quality Street summer fair is held annually with traditional stalls and events, creating a real sense of community. Merstham is also known for its cricket club which has been around since 1864, as well as it's ideal location on the commuter belt providing excellent travel links to both London Victoria and London Bridge in just 35 minutes, not to mention, easy access to the M23, M25 and Gatwick Airport.

Residents enjoy conveniences from the nearby,

picturesque market town of Reigate, only a 12-minute drive away being home to a honeypot of restaurants, cafes and shops, many of which are independent. The quaint village of Nutfield also offers local amenities, such as The Priory Farm Shop with its garden centre, café and farm shop offering high quality fresh local produce, a bakery, and butchers. Redhill is only a short drive away with its comprehensive range of shopping and entertainment facilities.

Council Tax Band: B (Reigate & Banstead)
Holding Deposit: £311



Road Map



Hybrid Map



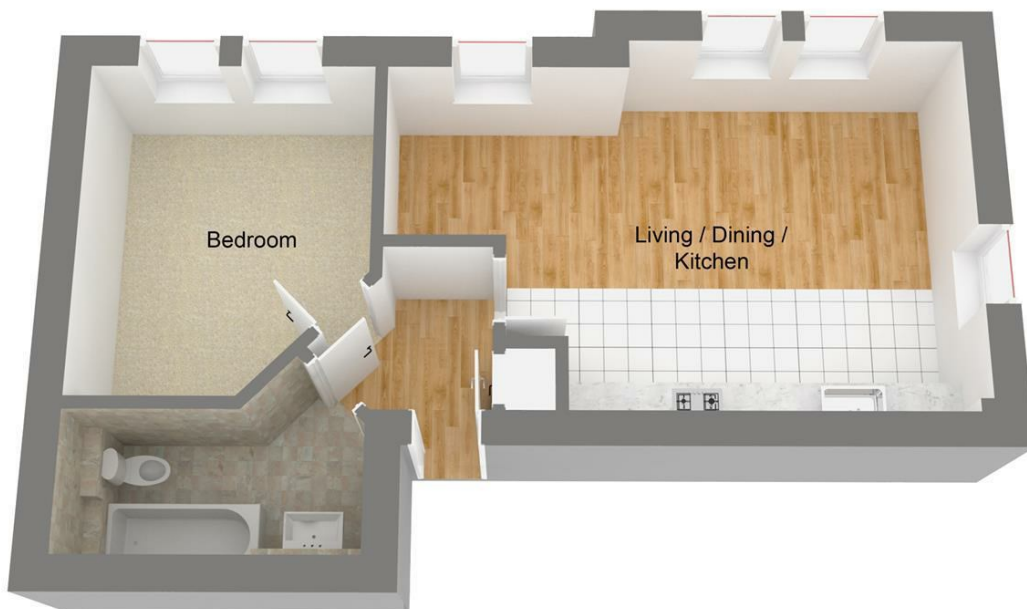
Terrain Map



Floor Plan

Griffin Place

Approximate Gross Internal Area = 45.6 sq m / 491 sq ft



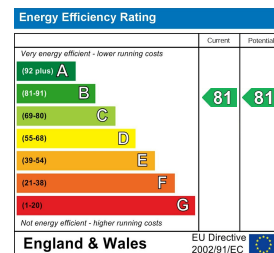
Plot 7

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID909021)

Viewing

Please contact our Hirsch Estates Office on 020 3002 0587 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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