



196 Canalside, Redhill, RH1 2FW
Asking Price £230,000

A ground floor apartment offered for sale with communal entrance hall and entry-phone system, 20' x 13' open plan living room/kitchen with sliding patio doors leading onto own private sun terrace, large double bedroom with double fitted wardrobes and mirror glide doors and separate shower room. The property is located in the ever popular Watercolour development with a Tesco Express and a beautiful lake to stroll around. Situated between Redhill and Merstham you have a choice of two mainline train stations offering excellent commuter services to London, Gatwick and the South coast. Redhill town centre has a wide variety of shops, supermarkets, bars and restaurants plus a cinema complex and a local weekly market. NO ONWARD CHAIN.

COMMUNAL FRONT DOOR

Leading to:

COMMUNAL ENTRANCE HALL

Entry-phone system, own front door leading to:

OWN ENTRANCE HALL

Thermostat for heating, smoke alarm, radiator, power points, double width cupboard with shelving, Karndean wood flooring, door to:

BEDROOM 11'0 x 9'5 (3.35m x 2.87m)

Rear aspect Upvc double glazed windows overlooking communal gardens, radiator, double fitted wardrobe with mirror-glide doors, shelving and hanging rail, power points, radiator, TV aerial point.

SHOWER ROOM

A white three piece suite comprising low level WC with concealed cistern, inset wash hand basin with chrome style mixer tap, double width shower with Aqualisa shower, tiled walls, medicine cabinet, heated towel rail, shaver point, down-lighters, extractor, continuation of Karndean wood flooring.

KITCHEN/LIVING ROOM 20'0 x 13'0 (6.10m x 3.96m)

KITCHEN AREA:

A range of wall mounted and base level units, roll top work surface, stainless steel sink with mixer tap, cupboard housing boiler, integrated dishwasher, integrated washing machine, integrated electric oven with four ring gas hob and extractor hood over, concealed lighting, integrated fridge/freezer, power points, extractor, smoke alarm, part tiled walls.

LIVING AREA:

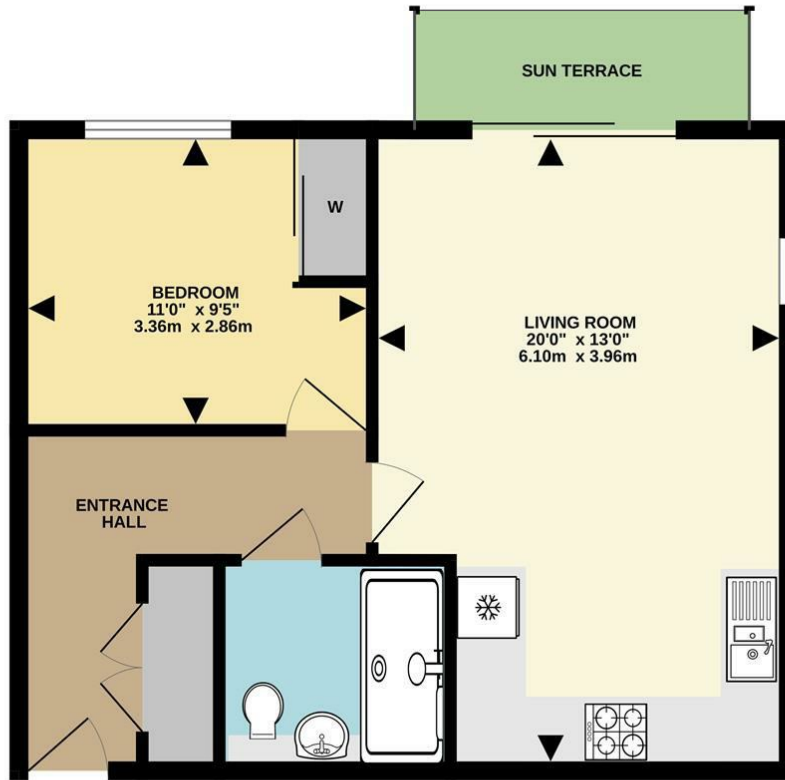
Side aspect Upvc double glazed window, rear aspect Upvc double glazed patio doors giving access to own patio area, power points, radiator, TV aerial point, media point.

OUTSIDE

OWN PATIO AREA

COUNCIL TAX BAND C

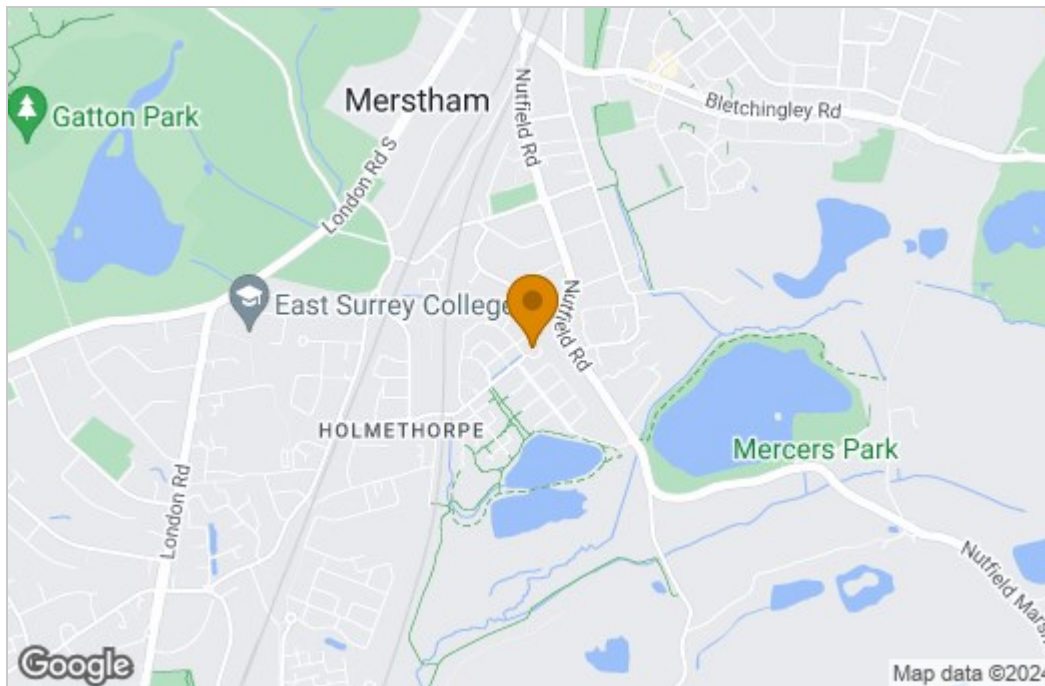
Floor Plan



GROUND FLOOR
481 sq.ft. (44.7 sq.m.) approx.

TOTAL FLOOR AREA: 481 sq.ft. (44.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropro ©2024

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	81	81
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.