



**13 Gatehouse Lodge, Redhill, RH1 6TR**  
**Asking Price £399,950**

Thomas & May is pleased to offer this two bedroom property in the stunning and prestigious Royal Earlswood Development. The property has 20' reception room, en-suite to main bedroom, second double bedroom, family bathroom, parking and communal grounds comprising grass areas and trees. Redhill town centre offers a good choice of shops, bars and restaurants, mainline station with good commuter links to London, Gatwick and the South coast and a weekly local market. The M25 can be accessed at Reigate Junction 6 providing good transport links to the surrounding areas and further afield. There is a Service Charge on this property of £1,436 per annum which includes use of the gymnasium and swimming Pool and covers maintenance of the communal grounds.

## **DOUBLE GLAZED FRONT DOOR**

Leading to:

### **ENTRANCE HALL**

Wood style flooring, radiator, power points, telephone point, access to loft via hatch, thermostat for central heating, storage cupboard with shelving and fuse board, further cupboard housing boiler and shelving, coved ceiling, door to:

### **LIVING ROOM/KITCHEN 20'2 x 12'9 (6.15m x 3.89m)**

#### **KITCHEN AREA:**

A range of wall mounted and base level units, roll top work surface, stainless steel sink with mixer tap, integrated fridge and freezer, integrated electric oven with 4 ring gas hob above and extractor hood, space and plumbing for washing machine, space and plumbing for dishwasher, power points, concealed lighting, tiled walls, space for microwave, coved ceiling, down-lighters, extractor, tiled floor, telephone point.

#### **LIVING ROOM AREA:**

Wood style flooring, rear aspect double glazed windows overlooking communal gardens, two radiators, coved ceiling, power points.

### **MAIN BEDROOM 15'11 x 11'1 (4.85m x 3.38m)**

Rear aspect double glazed windows overlooking communal gardens, radiator, sky-light window, power points, coved ceiling, door to:

### **EN-SUITE SHOWER ROOM**

A white three piece suite comprising vanity unit with inset wash hand basin and chrome style mixer tap, low level WC, shower cubicle with Aqualisa shower, tiled walls, tiled floor, radiator, shaver point, wall mounted mirror, down-lighters, extractor.

### **BEDROOM 2 12'9 x 9'3 (3.89m x 2.82m)**

Front aspect double glazed window, radiator, power points.

### **FAMILY BATHROOM**

A white three piece suite comprising low level WC, vanity unit with inset wash hand basin and chrome style mixer tap, panel enclosed bath with mixer tap and shower attachment, radiator, tiled floor, tiled walls, shaver point, wall mounted mirror, front aspect obscured double glazed window, down-lighters, extractor.

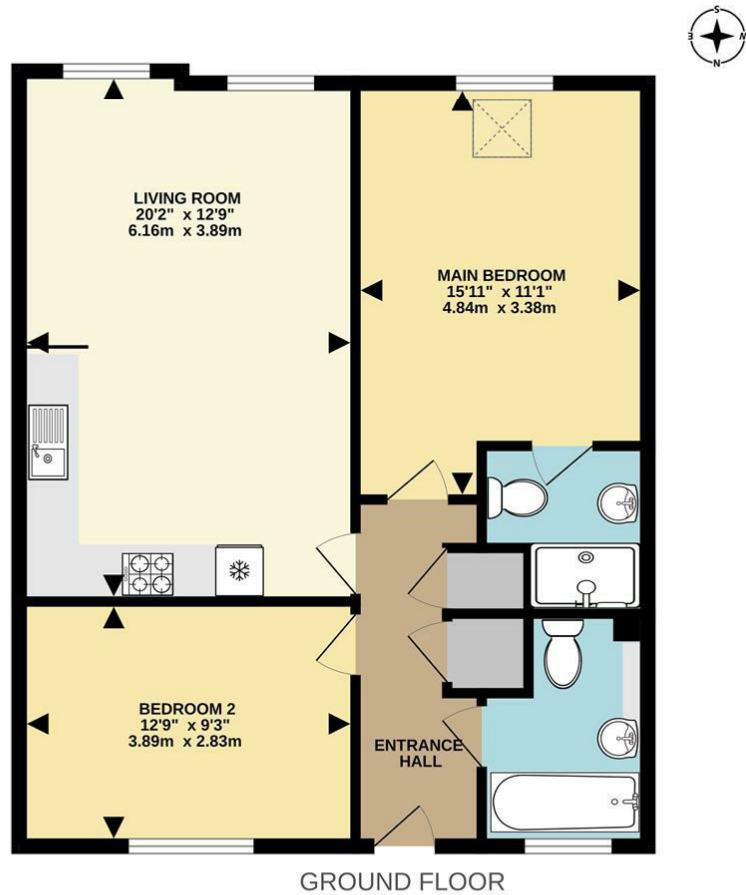
## **OUTSIDE**

### **COMMUNAL GROUNDS**

### **PARKING**

### **COUNCIL TAX BAND E**

# Floor Plan

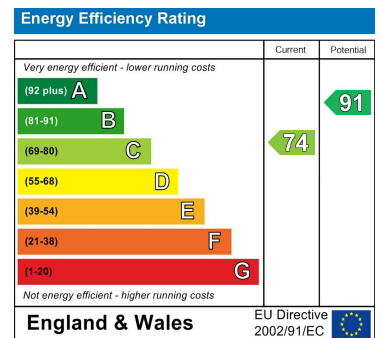


TOTAL FLOOR AREA: 710 sq. ft. (66.0 sq. m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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# Area Map



# Energy Efficiency Graph



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