



21 Canalside, Redhill, RH1 2NH
Asking Price £297,000

This well-presented two-bedroom first-floor apartment is situated in the highly sought-after Watercolour development. Accessed via stairs or a communal lift, the property benefits from Hive-controlled central heating, a private balcony facing South and West providing sunlight throughout the day, and modern features throughout.

Inside, you'll find an en-suite shower room, a family bathroom, and a spacious living room with a contemporary kitchen that includes integrated white goods such as a fridge/freezer, dishwasher, oven, hob, and washer dryer. Additional features include fitted wardrobes, double glazing, gas central heating, and allocated parking.

LOCATION:

Watercolour is a vibrant, modern village set around two picturesque lagoons, with on-site amenities including a doctor's surgery, veterinary practice, pharmacy, and a Tesco supermarket. The location is conveniently positioned to the north of Redhill town centre, offering easy access to the M25 at Reigate and Godstone, as well as Redhill's mainline railway station with excellent commuter links to London and Brighton.

This property combines a comfortable lifestyle with excellent transport connections, making it an ideal choice for modern living.

COMMUNAL FRONT DOOR

With entry-phone system giving access to:

STAIRS TO FIRST FLOOR**COMMUNAL LANDING**

Own front door leading to:

OWN ENTRANCE HALL

Wood style flooring, radiator with cover, storage cupboard, power points, smoke alarm, cupboard housing shelving, power points, media point, door to:

KITCHEN/LIVING ROOM 21'6 x 13'3 (6.55m x 4.04m)**KITCHEN AREA:**

A range of wall mounted and base level units, square edge work surface, integrated sink with mixer tap, power points, power point with USB charger, ceramic induction hob, integrated oven, integrated fridge/freezer, integrated washer/dryer, integrated dishwasher, continuation of wood style flooring, down-lighters, side aspect Upvc double glazed window.

LIVING ROOM AREA:

Carpet, wall mounted radiator, double glazed sliding patio doors giving access to South and West facing BALCONY, power points, BT Open Reach point for utility Broadband connection.

MAIN BEDROOM 14'11 x 10'7 (4.55m x 3.23m)

Side aspect Upvc double glazed window, fitted wardrobe with hanging rail and shelving above, power points, door to:

EN-SUITE SHOWER ROOM

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

BEDROOM 2 13'3 x 10'4 (4.04m x 3.15m)

Side aspect Upvc double glazed window, radiator, power points, media point, fitted wardrobe with hanging rail and shelving.

FAMILY BATHROOM

A three piece suite comprising low level WC, inset wash hand basin with chrome style mixer tap, panel enclosed bath with mixer tap and shower attachment, radiator, shaver point, down-lighters, extractor, tiled walls, continuation of wood style flooring.

OUTSIDE**ONE ALLOCATED PARKING SPACE****ADDITIONAL VISITORS' SPACES****COUNCIL TAX BAND D****LEASE:**

105 years remaining from 2006

SERVICE CHARGE:

£1926.00 pa

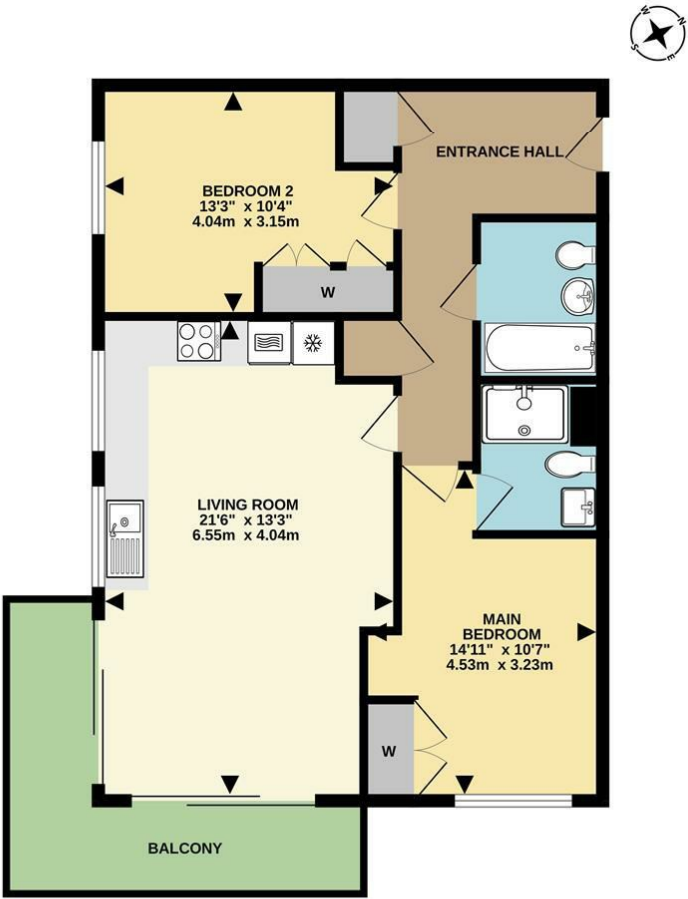
BUILDINGS INSURANCE:

£614.00 pa

GROUND RENT:

£250.00 pa

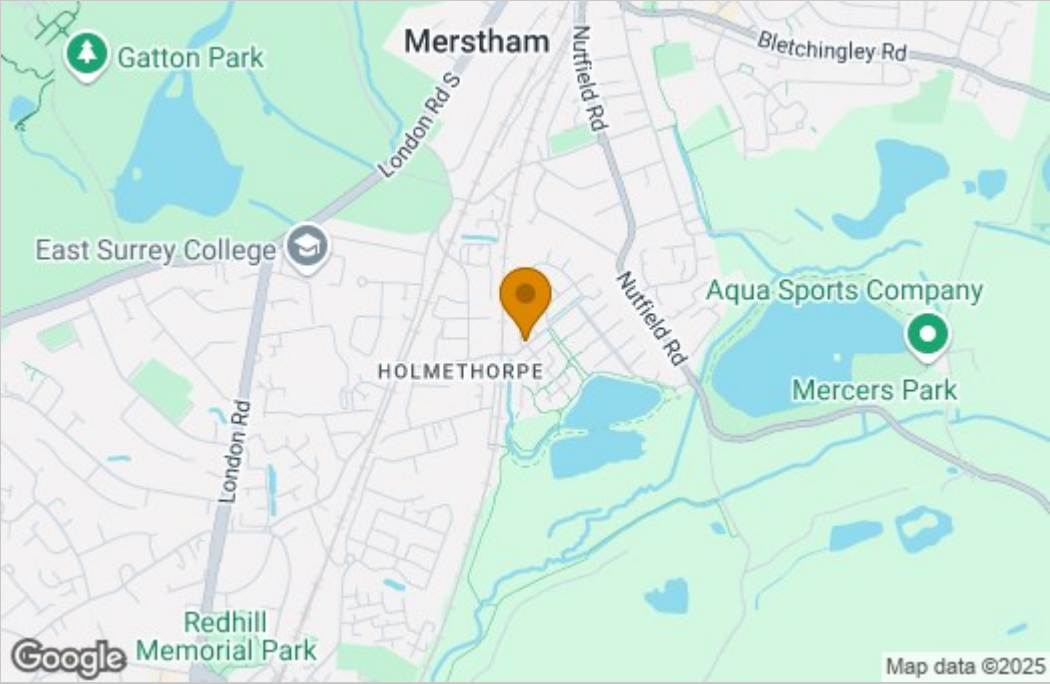
Floor Plan



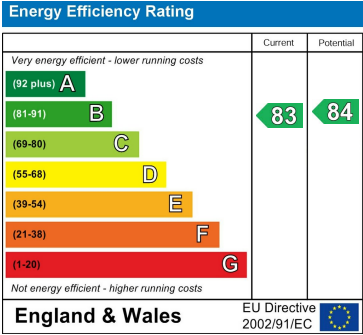
1ST FLOOR
709 sq.ft. (65.9 sq.m.) approx.

TOTAL FLOOR AREA: 709 sq.ft. (65.9 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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