

# Kennedys'

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Flat 2 Lynwood Oaks, 50  
London Road  
Redhill  
RH11LN

Kennedys' are delighted to offer a modern, newly converted one bedroom ground floor flat with single parking space. The apartment is finished to a high specification and well positioned on the edge of Redhill town centre, ideal for an easy commute into London. Available Mid August unfurnished or furnished.

## £1,400 Per Month



- Ground Floor Apartment
- High specification throughout
- Patio area
- Double glazed sash windows
- EPC Rating: C
- One bedroom
- Fitted Kitchen with appliances
- Gas Central Heating
- 1 x Parking Space
- Available: Early August





# PROPERTY DESCRIPTION

We are delighted to offer this high quality newly converted ground floor apartment, which have been created to a high specification throughout, combining the charm and character of the buildings original era with a stylish finish that reflects the standards and lifestyle of modern living.

This one bedroom ground floor apartment is fitted the modern gloss finished, handleless kitchen with fitted appliances, quartz worktops and extractor hood, to stylish grey wood effect flooring, downlighters, carpeting to bedrooms, modern bathroom, new double glazed sash windows, and central heating by gas fired radiators, these are quality homes that are located on the edge of Redhill town centre.

To the outside you have a rear patio to the property and there are some well tendered communal outer areas of the apartments are provided with a private parking space, located at the rear of the property.

The property is available Mid August as unfurnished or furnished  
Council Tax Band B – Reigate and Banstead County Council

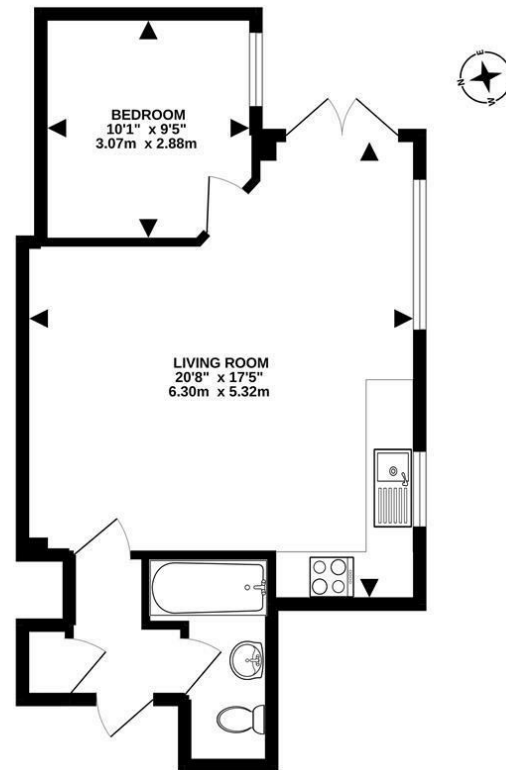
Please call 01737 817718 option 2 for further details or to book an appointment.

The property is located on the edge of Redhill town, sandwiched nicely between London and the coast with its wide range of high street and independent shops, restaurants and public houses. Recreational facilities are provided by Donyngs Leisure Centre, The Harlequin Theatre and Cinema and Redhill Memorial Park. Redhill station offers a frequent and quick service into London Bridge and London Victoria stations and the M25 is a short drive with links to London and Gatwick and Heathrow airports.

Nearby Reigate town has a cosmopolitan feel with a number of good restaurants, coffee houses, Everyman cinema and independent shops, a Marks and Spencer food hall, and large Morrisons Super Market. Priory Park is a popular retreat with acres of wood and grasslands, enjoying tennis courts, skate park, superior playpark and restaurant. Schooling is well supported in the primary and secondary sector with St Matthew's C of E primary school, Carrington School, Royal Alexander and Albert School, Reigate Grammar, St Bede's secondary school and Reigate College. The area is good for local walks with Wray Lane providing access to Gatton Park, The Pilgrims Way and The North Downs Way. Golf enthusiasts are well supported with courses found at nearby Reigate Hill golf club, Betchworth golf club, and Reigate Heath.







GROUND FLOOR  
457 sq.ft. (42.5 sq.m.) approx.

TOTAL FLOOR AREA : 457 sq.ft. (42.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	78	78
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

# Flat 2 Lynwood Oaks, 50 London Road

If you would like to arrange a viewing, please call a member of the Kennedys Lettings team on 01737 817718

TENURE: Freehold

EPC RATING: C

COUNCIL: Reigate and Banstead

TAX BAND: B

These particulars, whilst believed to be accurate are set out as a general guide 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 Kennedys' has the authority to make or give any representation or warranty in respect of the property.



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