

Kennedys'

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Flat 2 Burlington Court, 158
Station Road
Redhill
RH11JE

Redhill has always been a hot-spot for commuters, making apartments such as this, just moments' walk from the station, rare gems indeed. This immaculately presented one bedroom apartment lends itself perfectly to professional couples or singles alike.

£275,000



1



1



1



1

- Very well presented one bedroom ground floor apartment
- Private gated parking space
- Kitchen fully equipped with integrated appliances
- Moment's walk from Redhill station
- Private use patio
- Recently newly carpeted and full re-decoration





PROPERTY DESCRIPTION

This smart apartment has recently had new carpets and a full redecoration. The main living space is a good size and benefits from French doors out onto a private use patio, at the other end of the room the space moves through into the kitchen, with integrated appliances throughout. The bedroom is also a generous size benefiting from built in storage and a large front facing window. The bathroom is clean and well presented, and the hallway boasts multiple storage cupboards.

You are moments away from the mainline station at Redhill, which offers direct routes into London Bridge and Victoria in under 40 minutes, along with routes to a variety of other destinations. The M25, Junction 8 is accessed at the top of Reigate Hill with links to London and the wider motorway network. For the frequent air traveler Gatwick Airport is around 8 miles distant whilst Heathrow Airport is within 30 miles. The property further benefits from it's own private parking space within the development.

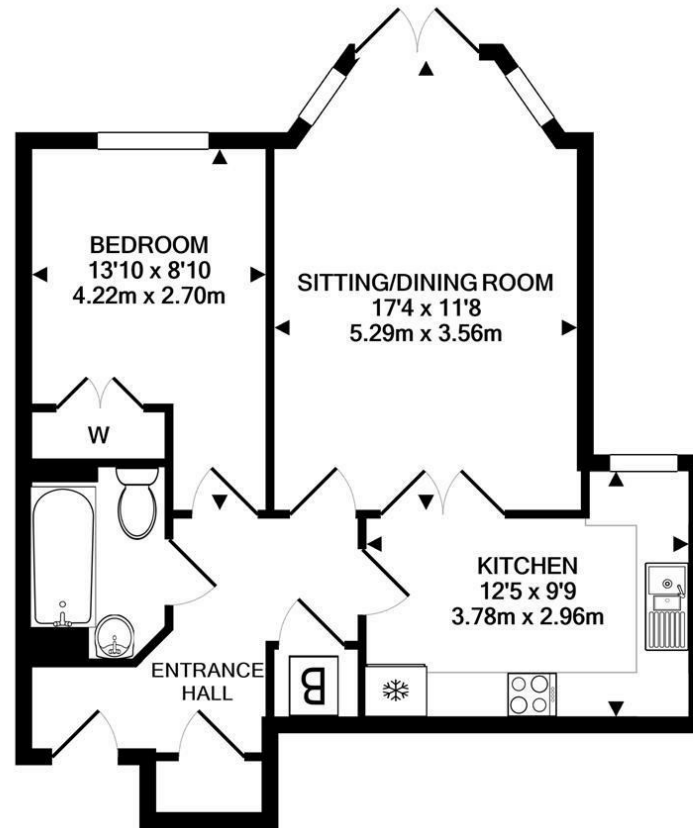
The flat is perfectly positioned for access to the many bars and restaurants close by, in addition to various gyms and of course the cinema. Redhill has a bustling shopping area, with further shopping amenities in close by Reigate. There is good walking and riding in the local countryside, Reigate Heath and The North Downs Way.

The area offers a wide range of sporting facilities including active rugby, cricket and tennis clubs. For golfers local courses include Reigate Heath, Reigate Hill, Betchworth Park, Walton Heath and the RAC at Epsom.

If you are interested in this property, or wish to ask further questions, please don't hesitate to call our Sales team on 01737 817 718.



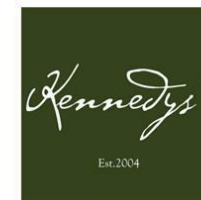




Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
174 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	56	57
(39-54)	E		
(21-38)	F		
(1-20)	G		
Mid energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

TOTAL APPROX. FLOOR AREA 532 SQ.FT. (49.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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If you would like to arrange a viewing, please call a member of the Kennedys sales team on 01737 817718

TENURE: Leasehold
 EPC RATING: D
 COUNCIL: Redhill
 TAX BAND: C

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