



barnard marcus

Linkfield Lane, Redhill RH1 1JF



welcome to

Linkfield Lane, Redhill

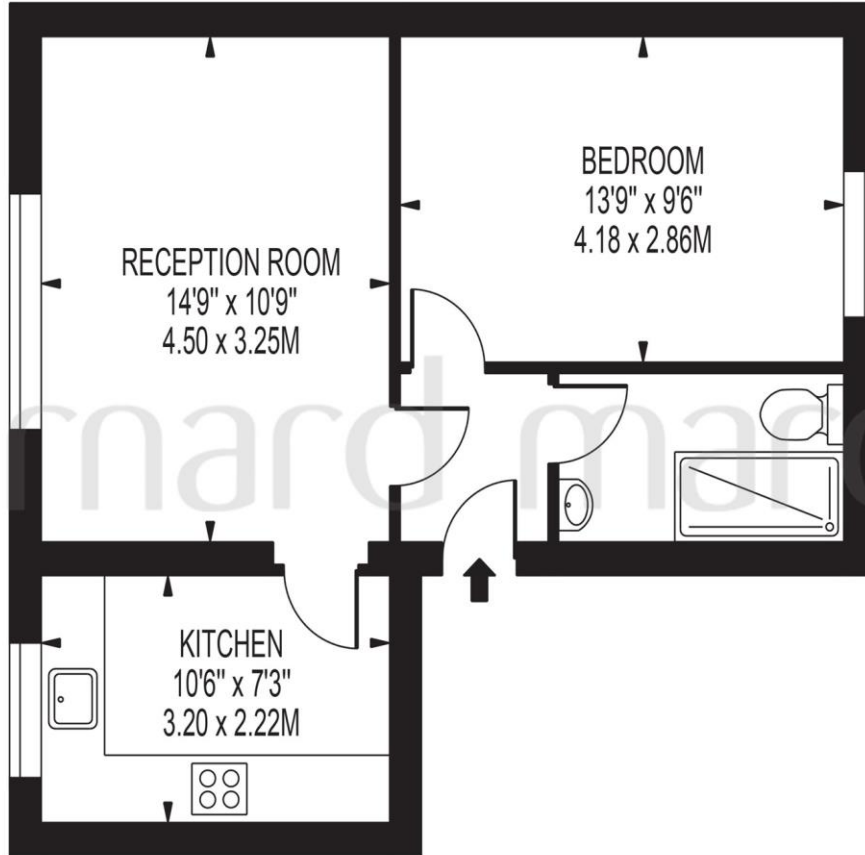
This one double bedroom first Floor apartment is spacious and offers the first time buyer just what they are looking for. Location is ideal being a short walk to the town centre and the train station, Share of freehold is a bonus and will certainly be a drawer for all buyers.

With a living that is a nice size and has space for dining table, large sofa and has a great feel to the space a large double glazed window to the rear overlooking the communal garden. The kitchen is a nice size and has integrated appliances including, oven with induction hob, microwave, dishwasher, with space for washing machine and fridge / freezer, good work surface and eye and base level units for storage, double glazed window overlooking the rear communal garden. The double bedroom is a really nice size with plenty of space for a large bed, and storage with a large double glazed window to the front. The bathroom having been refurbished and upgraded is a real treat with a double shower low level WC, and pedestal wash hand basin, heated towel rail. ¾ tiled walls and tiled floor. The communal garden is laid to lawn with trees and shrub borders, to the front there is an allocated parking space and visitor parking.



LINKFIELD LANE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 457 SQ FT - 42.45 SQ M



FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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- Share of freehold
- First floor one bedroom flat
- Double bedroom
- Living room
- Fitted kitchen

Tenure: Leasehold EPC Rating: C

guide price

£230,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/RDH102924

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 1991. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold parks

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
RDH102924 - 0015


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