



Approach House Foxboro Road, Redhill RH1 1TD

welcome to

Approach House Foxboro Road, Redhill

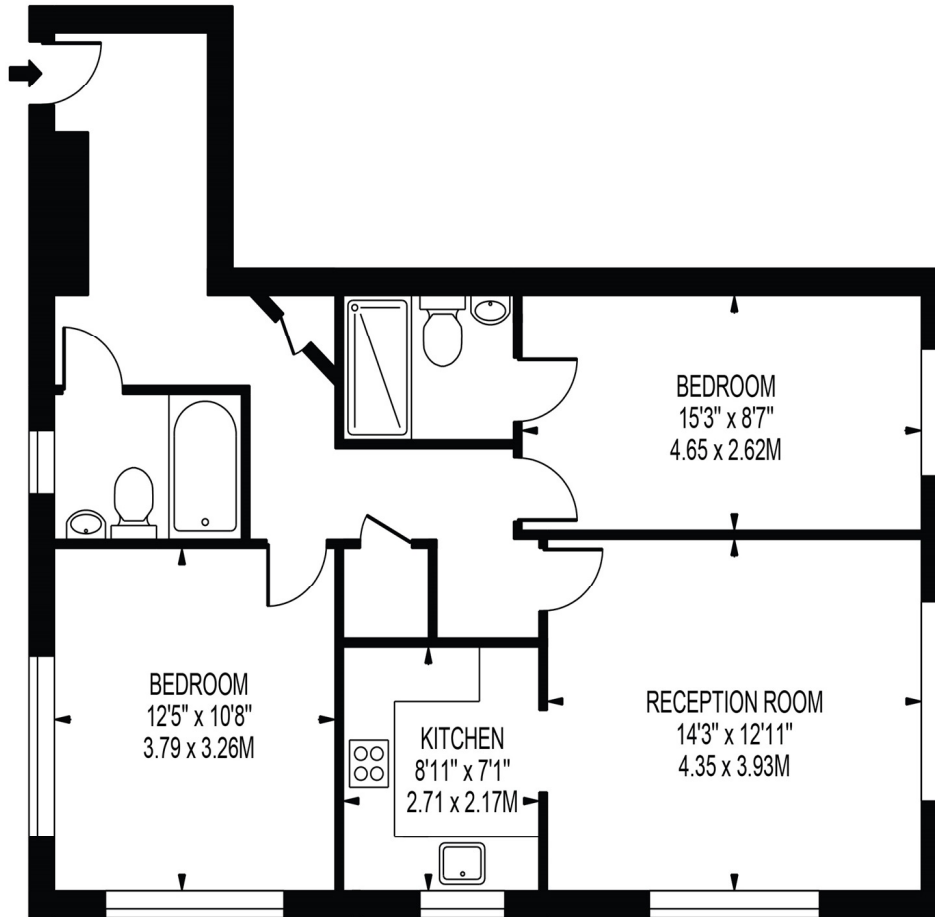
Located close to Redhill mainline railways station and within minutes of the town centre this ground floor maisonette is the perfect place to relax after a long day. Being a maisonette, you have your very own private access, so no communal hallways to navigate. Once in the door you can enjoy a very spacious Lounge/dining room with plenty of natural light.

Both bedrooms are well proportioned and are large doubles with the main bedroom including an en-suite shower room. Whether you are looking to go upmarket or downsizing this property has much to offer.



APPROACH HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 780 SQ FT - 72.54 SQ M



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.
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Approach House Foxboro Road, Redhill

- Ground floor Two double bedroom masonette located very close to Redhill station & town centre.
- Light and Airy Double aspect lounge/dining room.
- Main bathroom plus en-suite shower room.
- Property ideal for those needing easy access for mobility/pets.
- Spacious and modern integrated kitchen.

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 8000.00

Ground Rent: 430.80

This is a Leasehold property with details as follows; Term of Lease 150 years from 08 Mar 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£270,000



view this property online barnardmarcus.co.uk/Property/RDH103684



Property Ref:
RDH103684 - 0008

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.

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Please note the marker reflects the postcode not the actual property