



Flat 2 Upper Bridge Road, Redhill RH1 6DE

welcome to

Flat 2 Upper Bridge Road, Redhill

From the moment you approach the property you realise this is not your average property. Firstly, you have parking immediately to the front of the property with your very own front door.

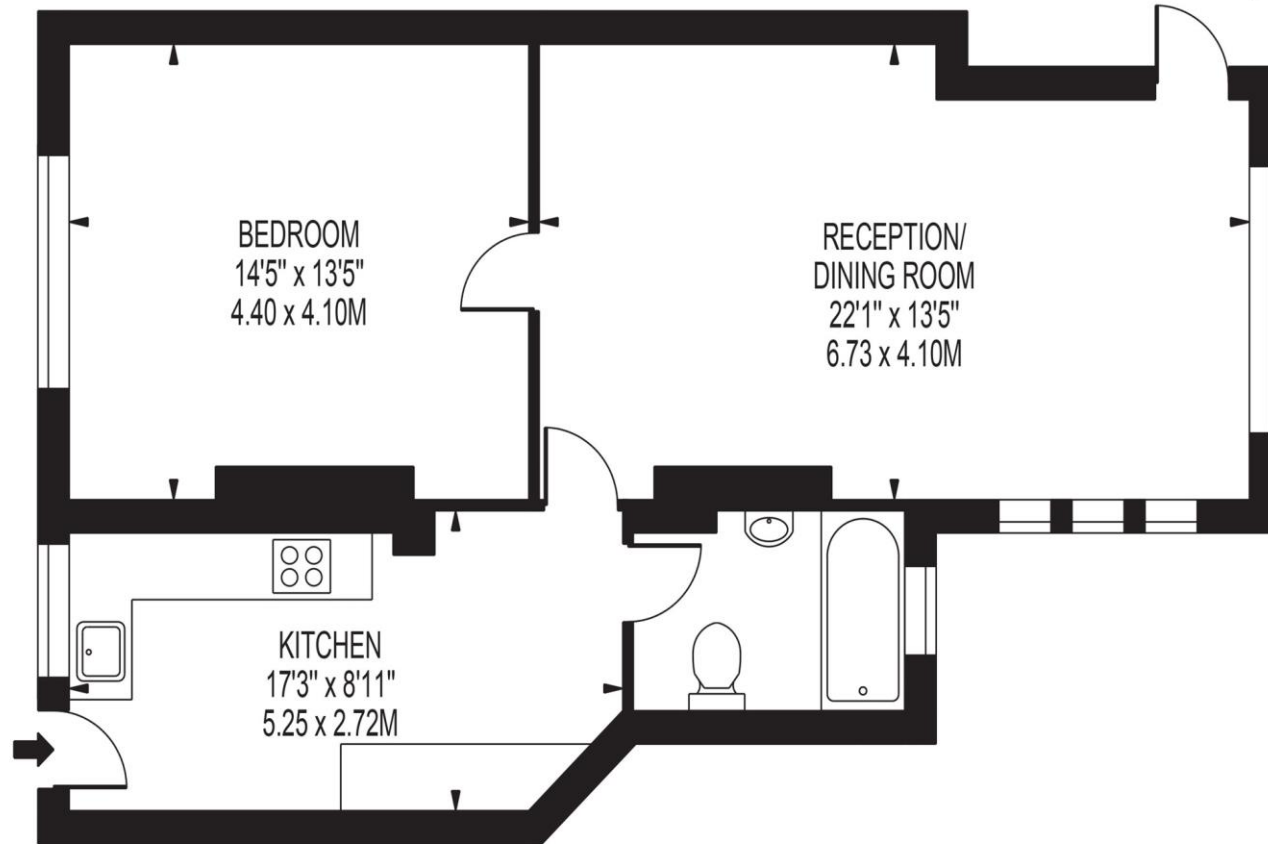
Inside you have a huge 17ft kitchen flowing through to a spacious lounge/dining room with a real open fireplace and a vaulted dining area with church style windows and door to garden.

The bedroom is a large double with a bathroom off the kitchen. Ideal for first time buyers, downsizers and especially those looking for the finer things in life.



UPPER BRIDGE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 693 SQ FT - 64.38 SQ M



GROUND 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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Flat 2 Upper Bridge Road, Redhill

- Substantial one-bedroom maisonette with (Share of Freehold)
- Off Street and On Street Parking
- Elegant Lounge with vaulted beamed ceiling dining area
- Large open fireplace with cleared flue ready for the romantics at heart
- 17ft Kitchen/breakfast room

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 825.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 150 years from 29 Sep 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/RDH103714



Property Ref:
RDH103714 - 0012

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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