



barnard marcus

Garlands Road, Redhill RH1 6NX

welcome to

Garlands Road, Redhill

Set in a prime location is this one bedroom apartment. If you need to commute to London you have Redhill station with great links as does Earlswood station.

The M25 and M23 are close by so if you need Gatwick, Brighton or London you cannot go wrong.

Earlswood common is a few steps away so great for walking the dog.

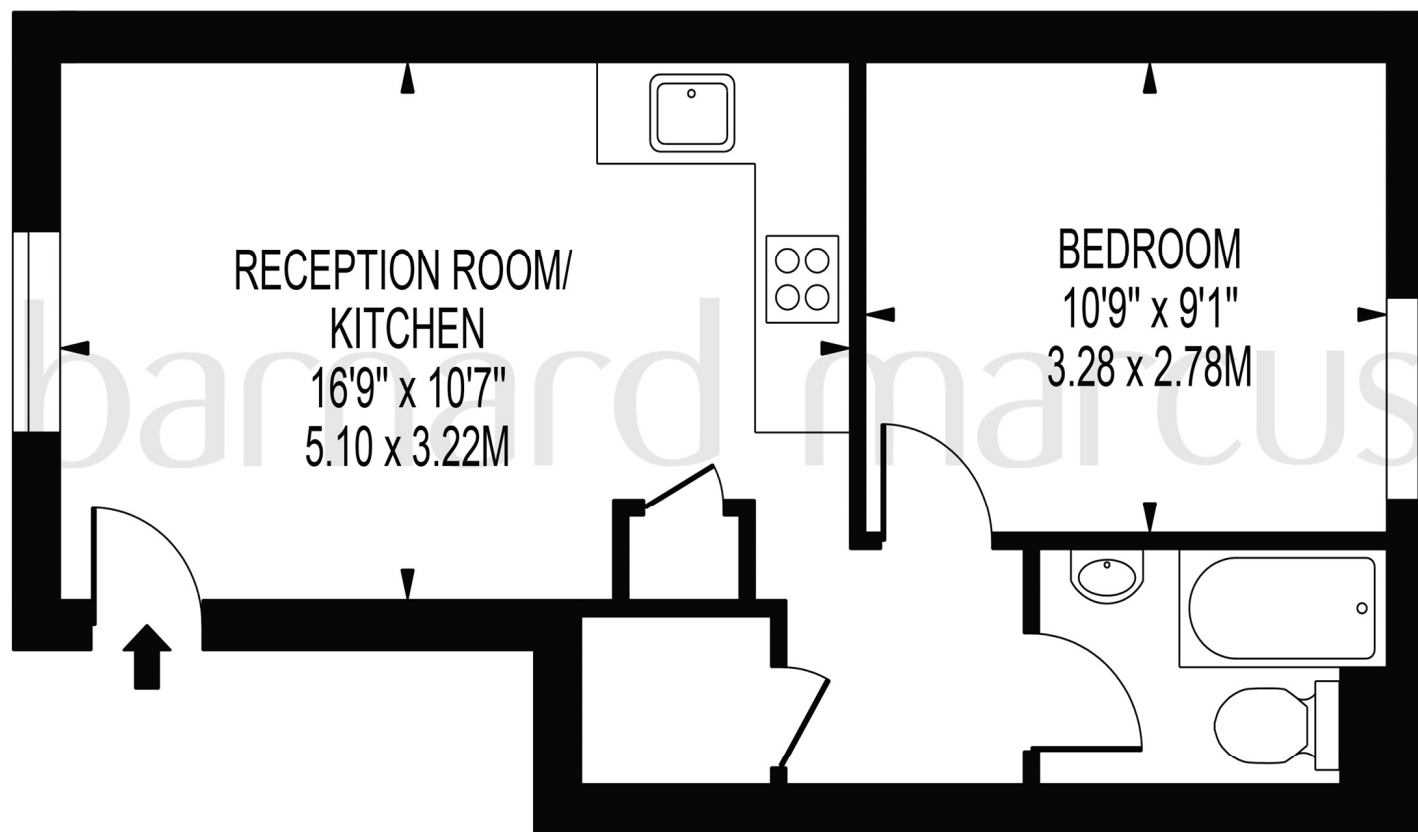
There is an array of local shops and supermarkets to choose from or take a quick trip into Reigate for restaurants and boutique shopping.

The property comprises of lounge/kitchen, bedroom and bathroom.



GARLANDS ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 347 SQ FT - 32.25 SQ M



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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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Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No chain
- Short walk to Redhill train station and town centre

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 620.00

Ground Rent: 300.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 07 May 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£150,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/RDH103768



Property Ref:
RDH103768 - 0009

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Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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